

2007096198 18 PGS

2007096198
12/13/2007 10:31 AM

PLAT IDENTIFICATION SHEET

- ✓ ~~The~~ Meadows Neighborhood Company
- ✓ Castle Rock, Town of

Grantor (owner)

Grantor (owner)

- ✓ Meadows 11, Parcel 11 FPD Amendment 2

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Meadows Filing: 11

Condo Info: Phase _____ Bldg _____ Unit _____

34 7 67
Section Township Range

Cross Reference numbers: (reception #s or book and page)

- ✓ 2003076006 ✓ 2004009275
- _____
- _____

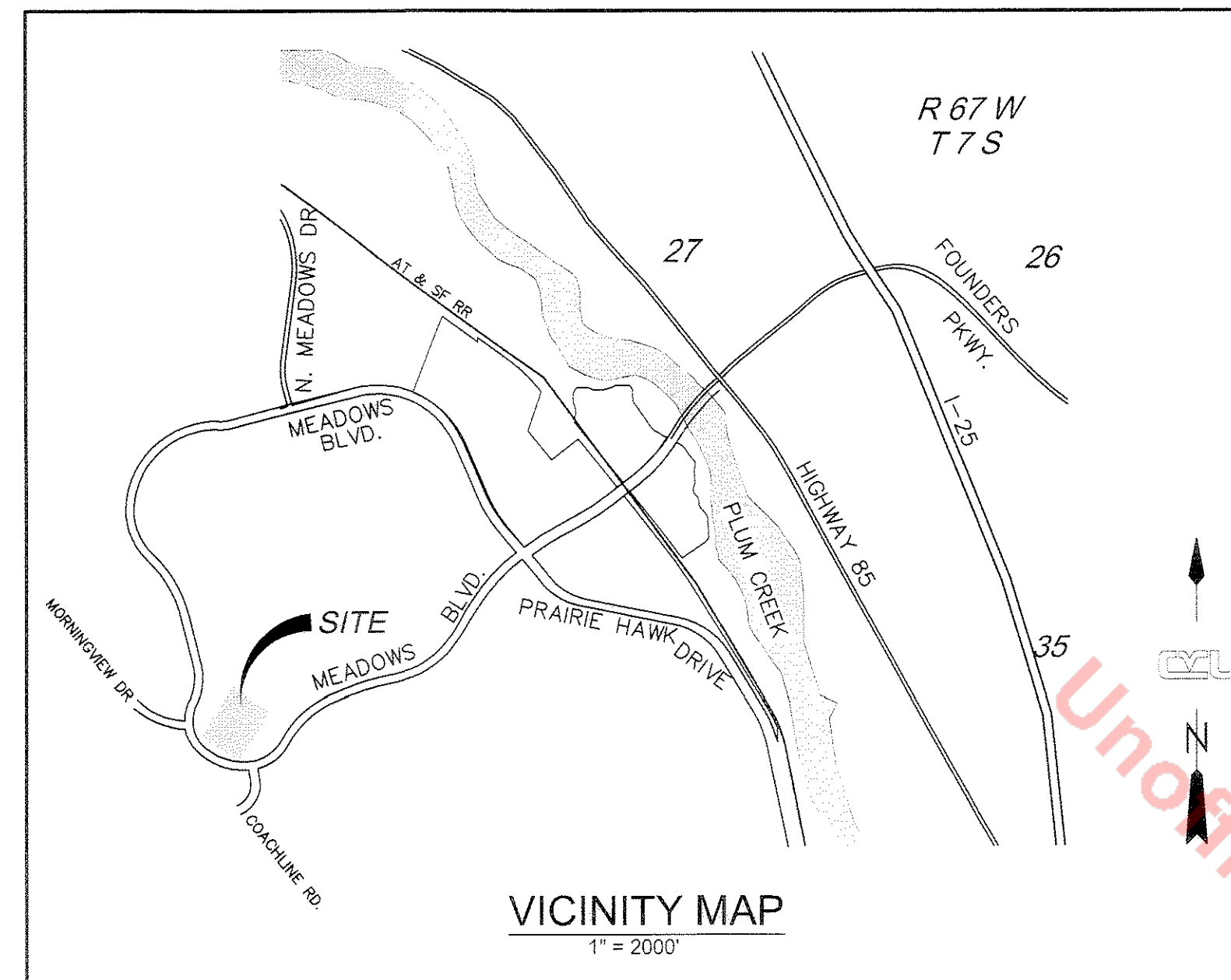
MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. ACCORDING TO FIRM MAP 08035C0169F DATED SEPTEMBER 30, 2005, THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
4. ANY PARKING LOT, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CD'S. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
6. APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
7. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.

LEGAL DESCRIPTION:

TRACT A, THE MEADOWS FILING NO. 11, PARCEL 11 AS RECORDED UNDER RECEPTION NUMBER 2003076006, AND LOT 1 BLOCK 1, THE MEADOWS FILING NO. 11, PARCEL 11 MINOR PLAT CORRECTION AS RECORDED UNDER RECEPTION NUMBER 2004009275, COUNTY OF DOUGLAS, STATE OF COLORADO.



LAND USE SUMMARY:

1. PROPOSED POOL BUILDING:	1,138 SQ.FT.
2. PARKING SPACES EXISTING:	120 (INCLUDING 6 HANDICAPS, 15 SPACES TO BE REMOVED)
PARKING SPACES PROPOSED:	75
3. BUILDING HEIGHT:	19'-10"
4. SITE UTILIZATION: GRANGE EXPANSION	
BUILDING:	1,138 SQ.FT. (1.4%)
PAVEMENT/PARKING:	26,285 SQ.FT. (32.8%)
HARDSCAPE (TOTAL):	12,305 SQ.FT. (15.4%)
IRRIGATED LANDSCAPE (TOTAL):	3,100 SQ.FT. (3.9%)
NON-IRRIGATED LANDSCAPE (TOTAL):	37,252 SQ.FT. (46.5%)
TOTAL	80,080 SQ.FT. (100.0%)
5. SINGLE FAMILY EQUIVALENTS: EXISTING 1.5" TAP= 4 SFE	

BASIS OF BEARING:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AS MARKED BY A 3" BRASS CAP LS 7361 AT THE NORTHWEST CORNER AND BY A 3" BRASS CAP IN CONC. LS 2690 AT THE NORTH QUARTER CORNER, BEARING NORTH 89°27'29" WEST A DISTANCE OF 2657.44 FEET.

BENCHMARK:

BENCHMARK: THE PROJECT BENCHMARK IS A FOUND 3" DOUGLAS COUNTY CONTROL POINT BRASS CAP IN CONCRETE STAMPED 2.015030 LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. BENCHMARK ELEVATION BEING 6082.17 FEET BASED ON THE TOWN OF CASTLE ROCK VERTICAL CONTROL, NAVD 1988 DATUM.

CONTACTS

DEVELOPER
CASTLE ROCK DEVELOPMENT
3033 E. FIRST AVE., SUITE 410
DENVER, COLORADO 80206
ATTN: CHUCK ELLIOT
(303) 394-5500
FAX (303) 394-5508

CIVIL ENGINEER/SURVEYOR
CVL CONSULTANTS OF COLORADO, INC.
7901 E. BELLEVUE AVENUE, SUITE 150
ENGLEWOOD, CO 80111
ATTN: BRIAN R. HALL, P.E.
(720) 482-9526
FAX (720) 482-9546

ARCHITECT
SCHEUBER & DARDEN ARCHITECTS, LLC.
10800 E. BETHANY DRIVE, SUITE 380
AURORA, CO 80014
ATTN: RICK SCHUEBER, RA
(303) 755-7395
FAX (303) 755-9313

LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
ATTN: CYNTHIA PEDRIOLI
(303) 892-1166
FAX (303) 892-1186

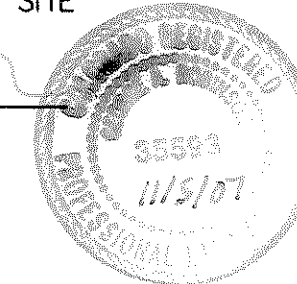
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SURVEYOR'S CERTIFICATE:

I, GEORGE A. ROBINSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS FINAL PD SITE PLAN FOR THE MEADOWS FILING 11, PARCEL 11, AMENDMENT 2 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

GEORGE A. ROBINSON
PLS NO. 35593
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.

DATE



OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS TRACT A, THE MEADOWS FILING NO. 11, PARCEL 11 AND BLOCK 1, LOT 1, THE MEADOWS FILING NO. 11-PARCEL 11 MINOR PLAT CORRECTION IN THE TOWN OF CASTLE ROCK.

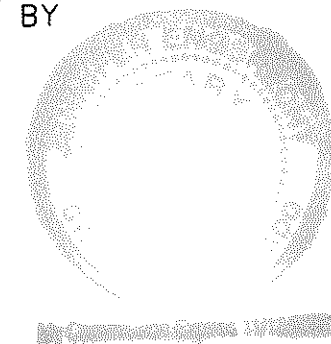
BY: Carrie L. Buchanan
THE MEADOWS NEIGHBORHOOD COMPANY, A
COLORADO NON-PROFIT CORPORATION

SIGNED THIS 7th DAY OF Nov, 2007

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF Nov, 2007 BY

Carrie Buchanan
WITNESS MY HAND AND SEAL

NOTARY PUBLIC Quincy Zupersicht
MY COMMISSION EXPIRES: 11/2/2008



TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS TRACT A, THE MEADOWS FILING NO. 11, PARCEL 11 AND BLOCK 1, LOT 1, THE MEADOWS FILING NO. 11-PARCEL 11 MINOR PLAT CORRECTION IN THE TOWN OF CASTLE ROCK.

BY: Randy A. Reed
MAYOR, TOWN OF CASTLE ROCK

SIGNED THIS 6th DAY OF Dec, 2007

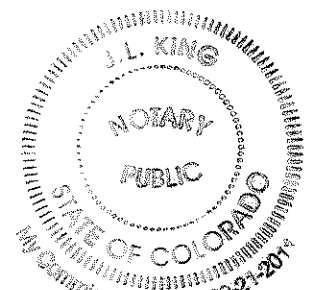
Randy A. Reed
TOWN CLERK

SIGNED THIS 6th DAY OF December, 2007

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF December, 2007 BY Randy A. Reed

Randy A. Reed
WITNESS MY HAND AND SEAL

NOTARY PUBLIC Quincy Zupersicht
MY COMMISSION EXPIRES: 11/2/2008



TITLE CERTIFICATION:

I, Lawrence L. Nitschke, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

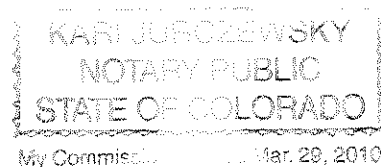
SIGNED THIS 7th DAY OF November, 2007.

Lawrence L. Nitschke
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF November, 2007

Quincy Zupersicht
WITNESS MY HAND AND SEAL

NOTARY PUBLIC Quincy Zupersicht
MY COMMISSION EXPIRES: 11/2/2008



PURPOSE:

THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE EXISTING GRANGE LAYOUT TO INCLUDE A NEW POOL AREA AND ALSO PROVIDE ADDITIONAL PARKING FOR THE FACILITY.

SHEET INDEX:

- 1 COVER SHEET
- 2 SITE AND UTILITY PLAN
- 3 GRADING PLAN
- 4 BUILDING ELEVATIONS
- 5 BUILDING ELEVATIONS
- 6 30' SHADE STRUCTURE
- 7 50' SHADE STRUCTURE
- 8 LANDSCAPE PLAN
- 9 POOL DECK PLAN
- 10 TREE RELOCATION PLAN
- 11 PLANT SCHEDULE
- 12 NOTES & DETAILS
- 13 IRRIGATION PLAN
- 14 IRRIGATION PLAN
- 15 IRRIGATION DETAILS
- 16 IRRIGATION DETAILS
- 17 PHOTOMETRIC PLAN

CIVIL ENGINEER CERTIFICATION:

I, BRIAN R. HALL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS FINAL PD SITE PLAN FOR THE MEADOWS FILING 11, PARCEL 11, AMENDMENT 2 HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

BRIAN R. HALL PE NO. 39764
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.

DATE

TOWN CERTIFICATION:

THIS FINAL PD SITE PLAN AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20th DAY OF November, 2007

Randy A. Reed
DIRECTOR OF DEVELOPMENT SERVICES

11/20/07
DATE

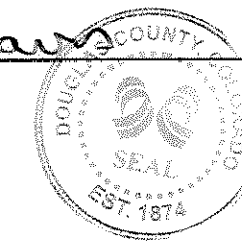
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:53 P.M. ON THE 13th DAY OF December, 2007

AT RECEPTION NO. 20070816198

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis
DEPUTY



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CIVIL ENGINEER/SURVEYOR

CVL
CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING
SUBMITTAL DATE: OCTOBER 22, 2007

THE MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE
COVER SHEET
SHEET 1 OF 17

MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

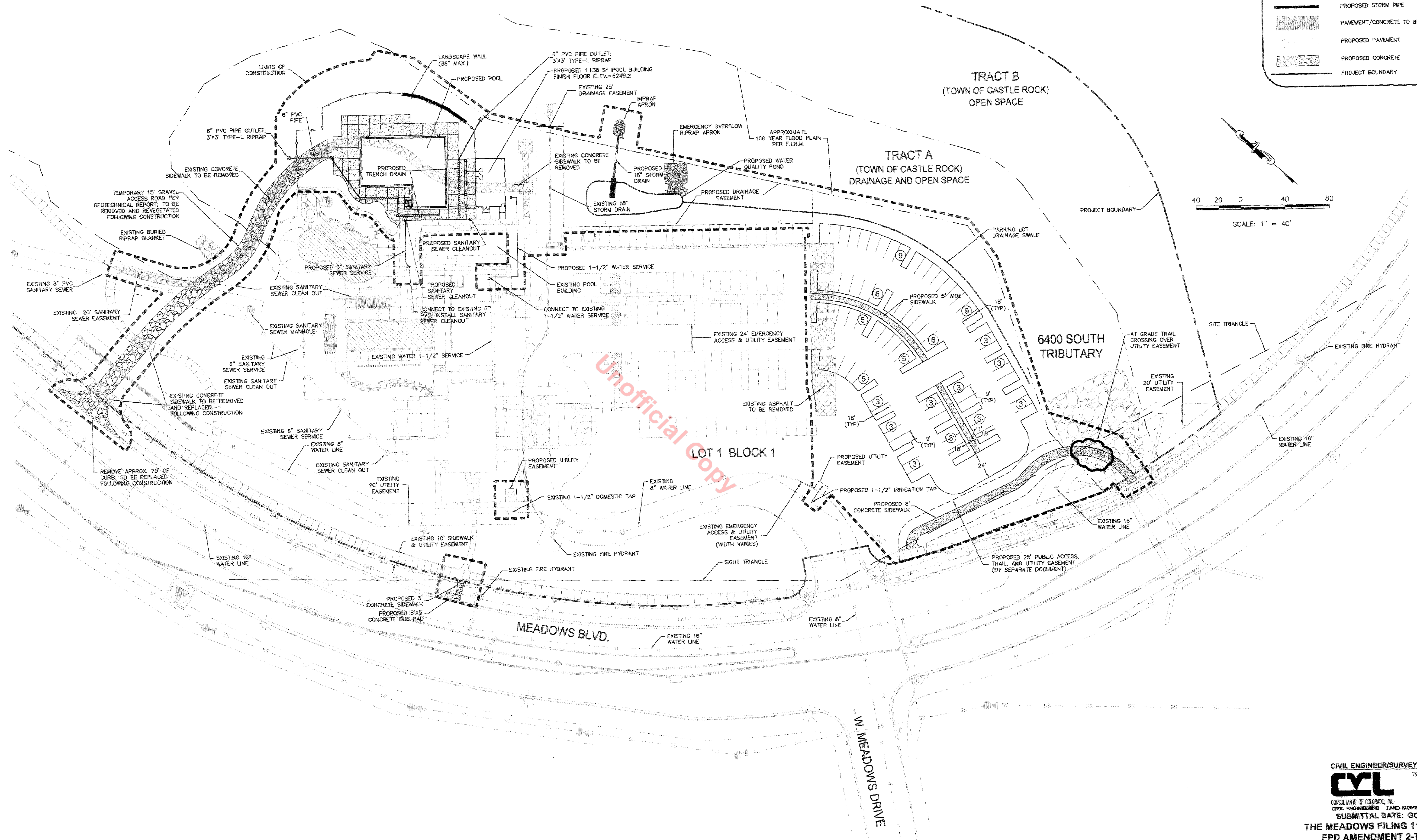
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- FLOW ARROW
- LIMITS OF CONSTRUCTION
- PROPOSED STORM PIPE
- PAVEMENT/CONCRETE TO BE REMOVED
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROJECT BOUNDARY

40 20 0 40 80

SCALE: 1" = 40'



CIVIL ENGINEER/SURVEYOR

CVL

CONSULTANTS OF COLORADO, INC.

CIVIL ENGINEERING LAND SURVEYING LAND PLANNING

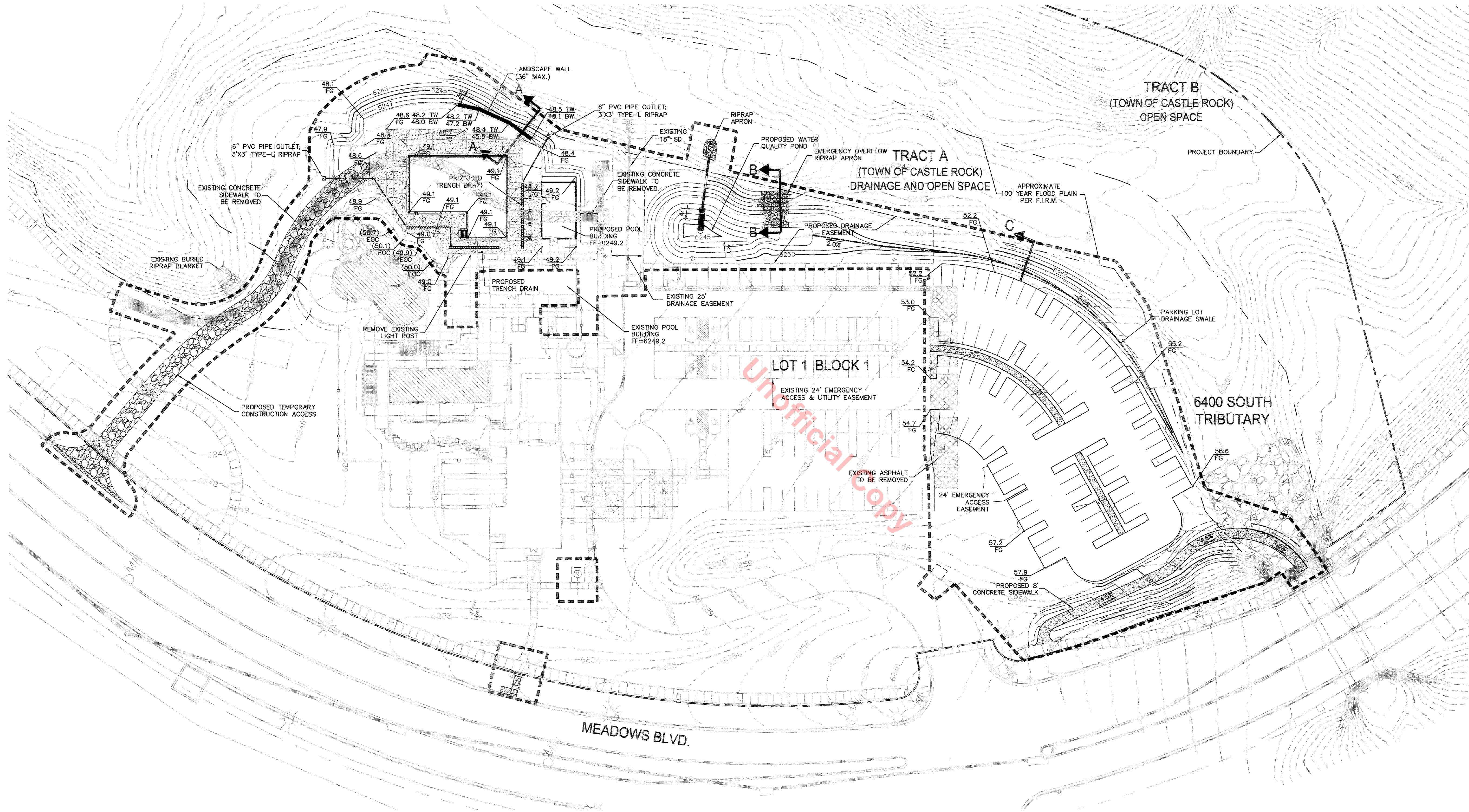
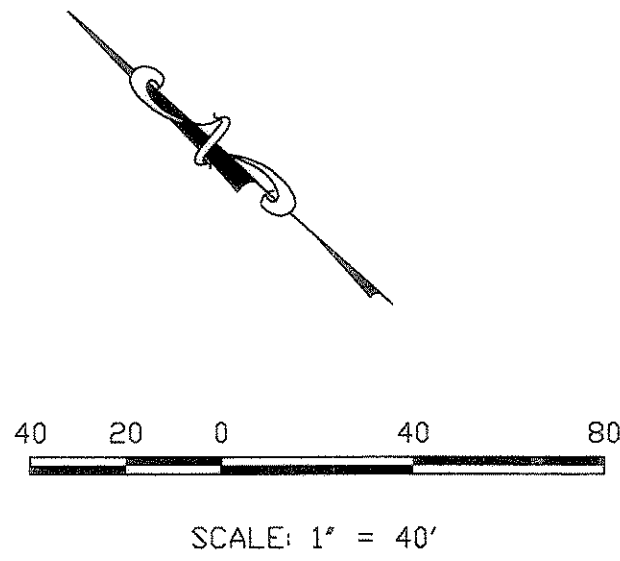
SUBMITTAL DATE: OCTOBER 22, 2007
THE MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE
SITE AND UTILITY PLAN
SHEET 2 OF 17

7901 E. Bellevue Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-5526
Fax: (720) 482-9546

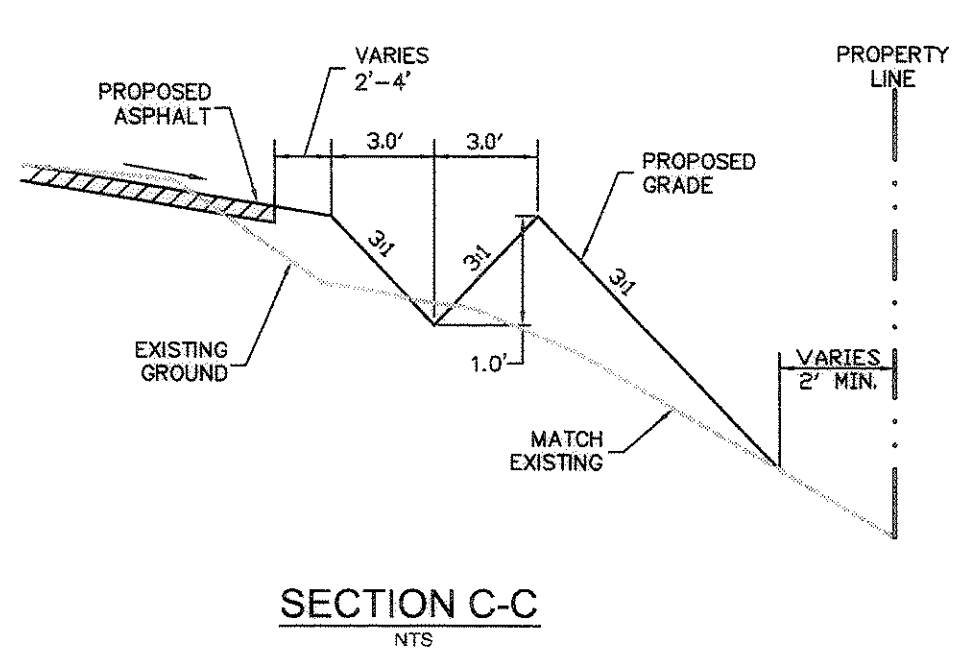
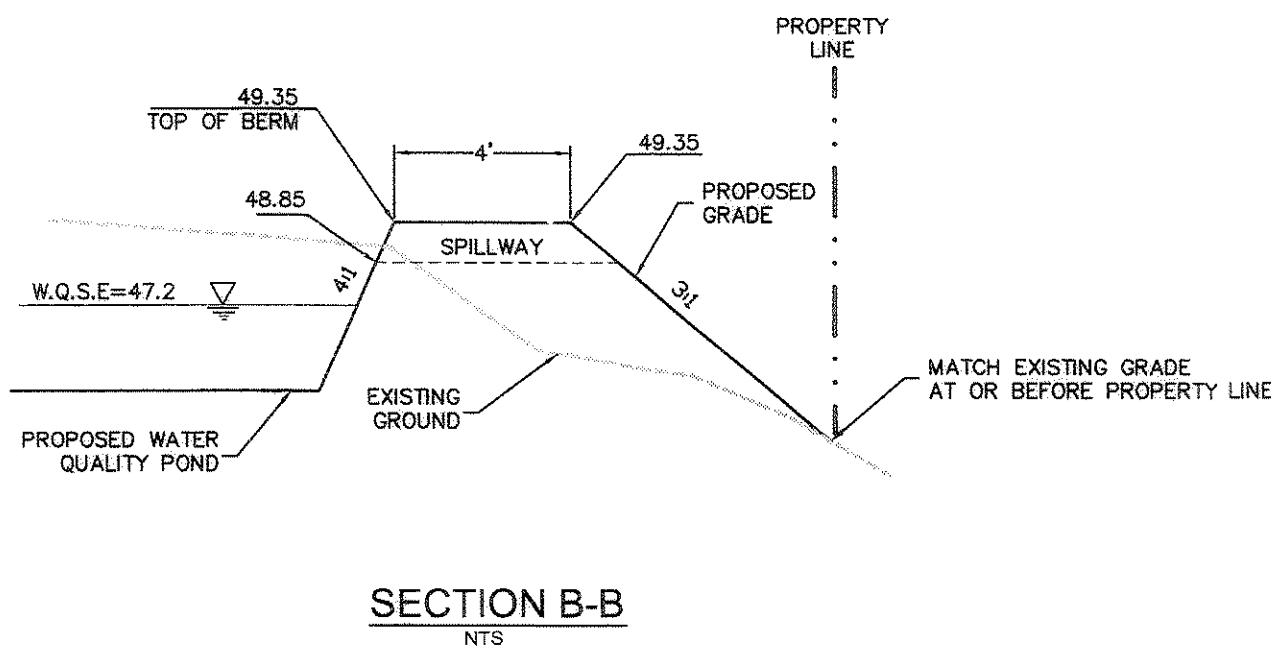
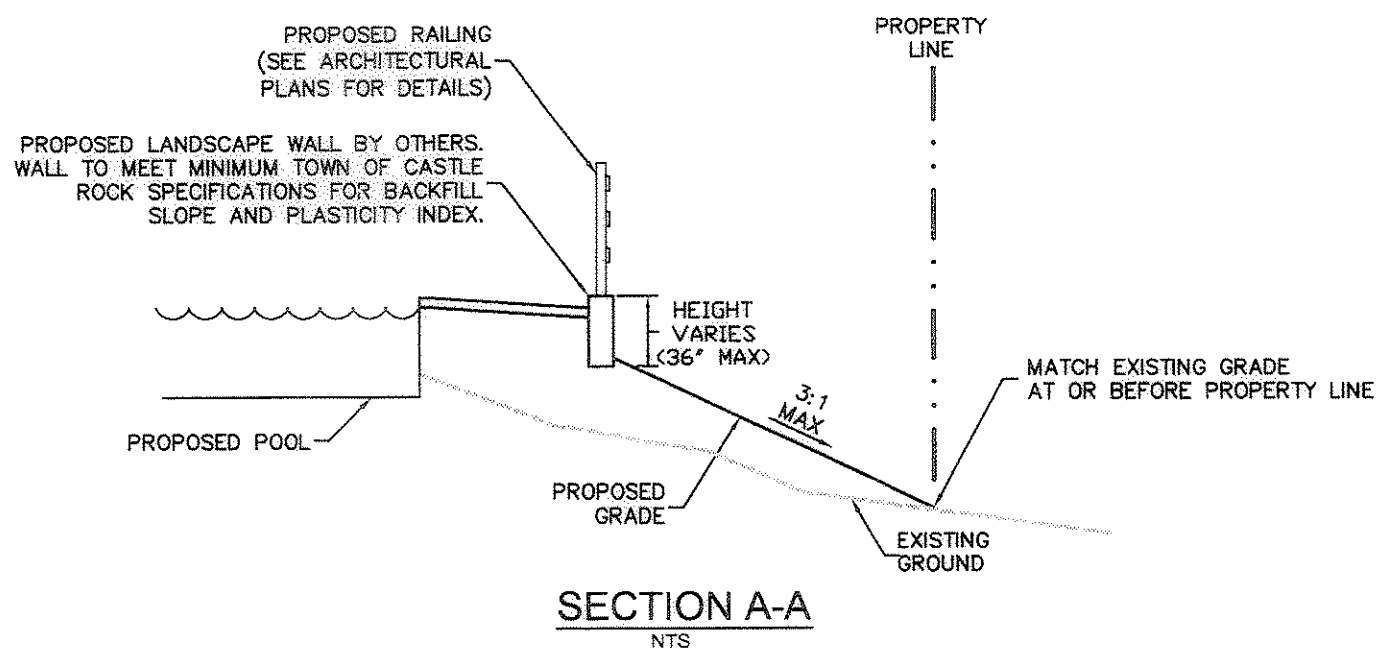
MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	FLOW ARROW
	LIMITS OF CONSTRUCTION
	PROPOSED STORM PIPE
	PAVEMENT/CONCRETE TO BE REMOVED
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROJECT BOUNDARY



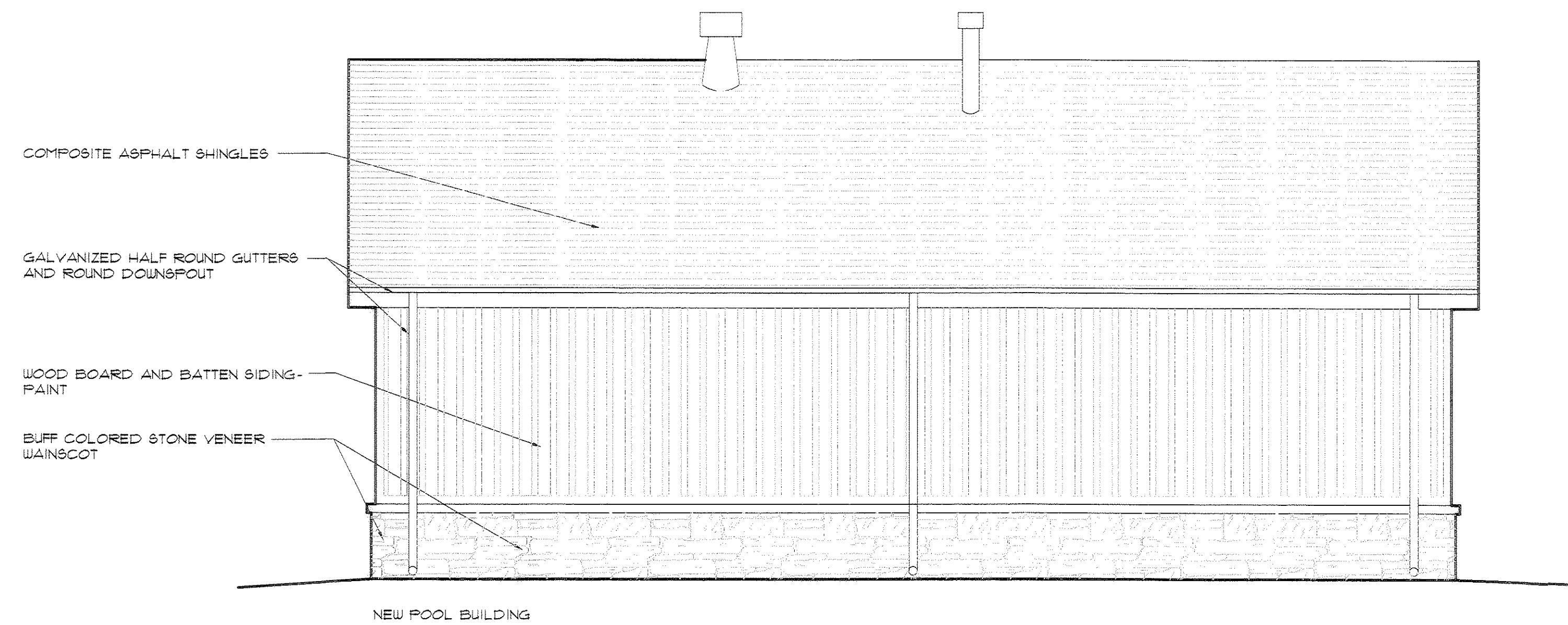
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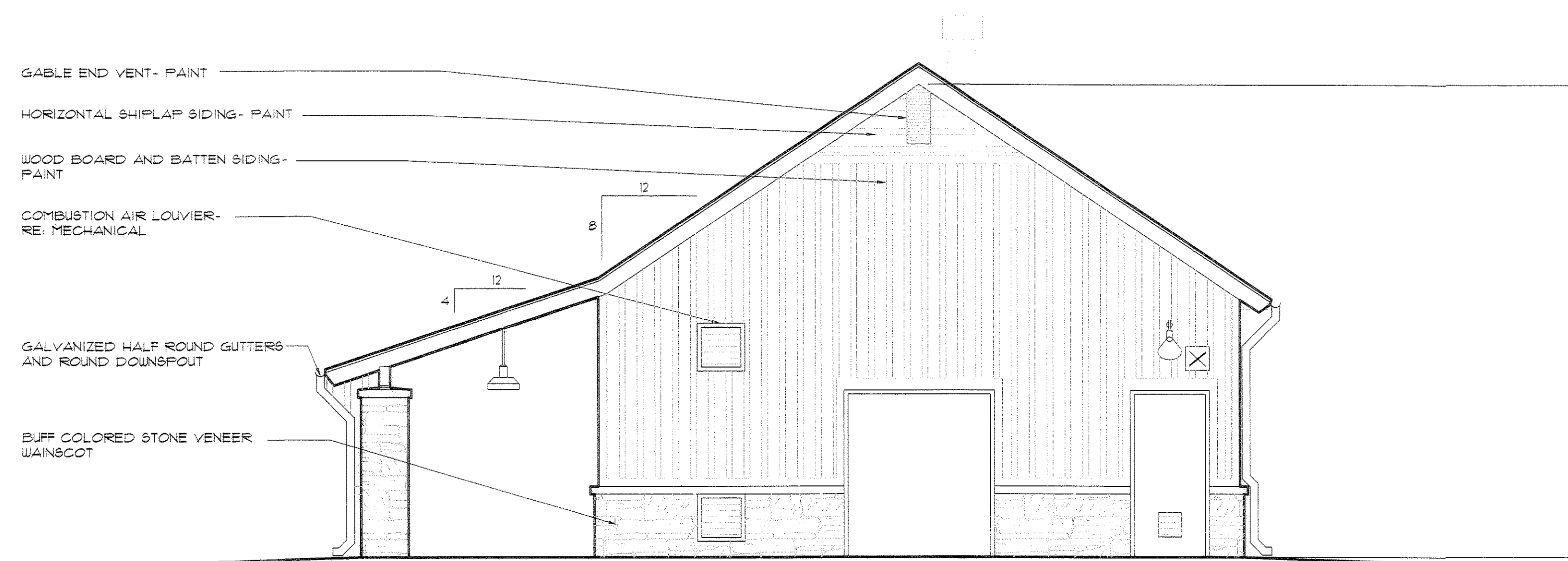
CIVIL ENGINEER/SURVEYOR
CVL
CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING
7901 E. Bellevue Avenue Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546
SUBMITTAL DATE: OCTOBER 22, 2007
THE MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE
GRADING PLAN
SHEET 3 OF 17

MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1
4 EAST BUILDING ELEVATION
1/4"=1'-0"



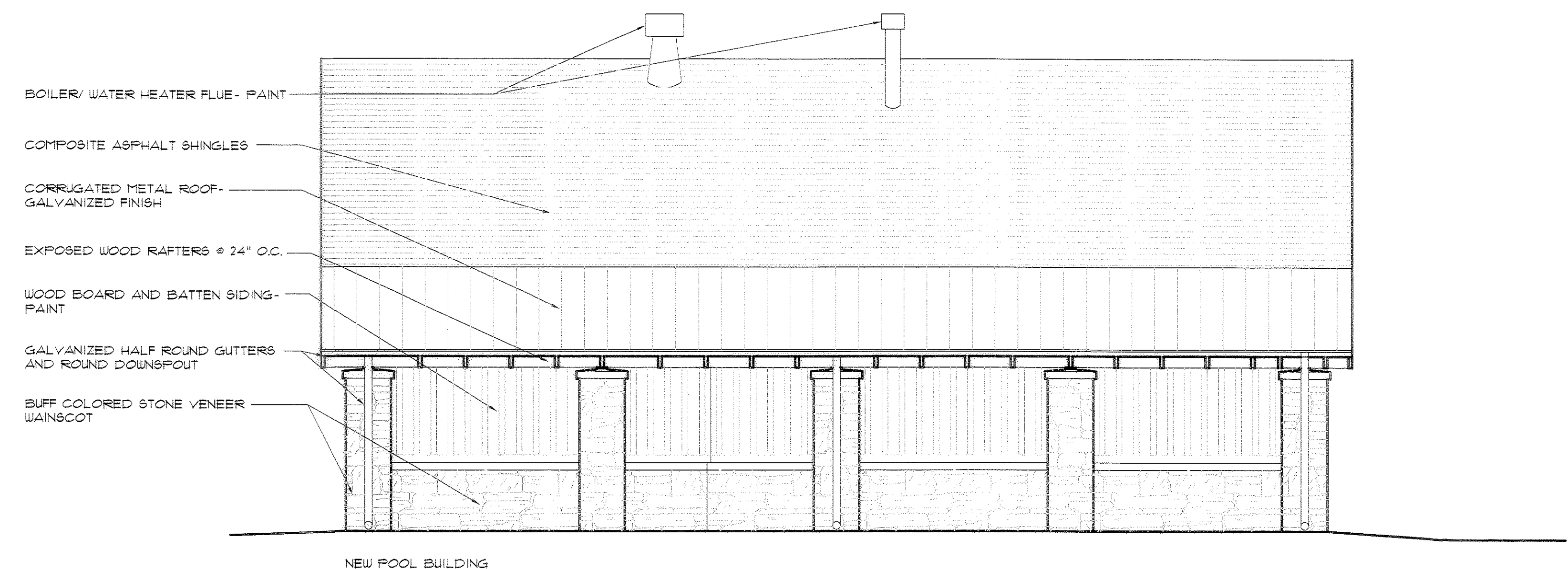
2
4 SOUTH BUILDING ELEVATION
1/4"=1'-0"

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CIVIL ENGINEERING LAND SURVEYING LAND PLANNING

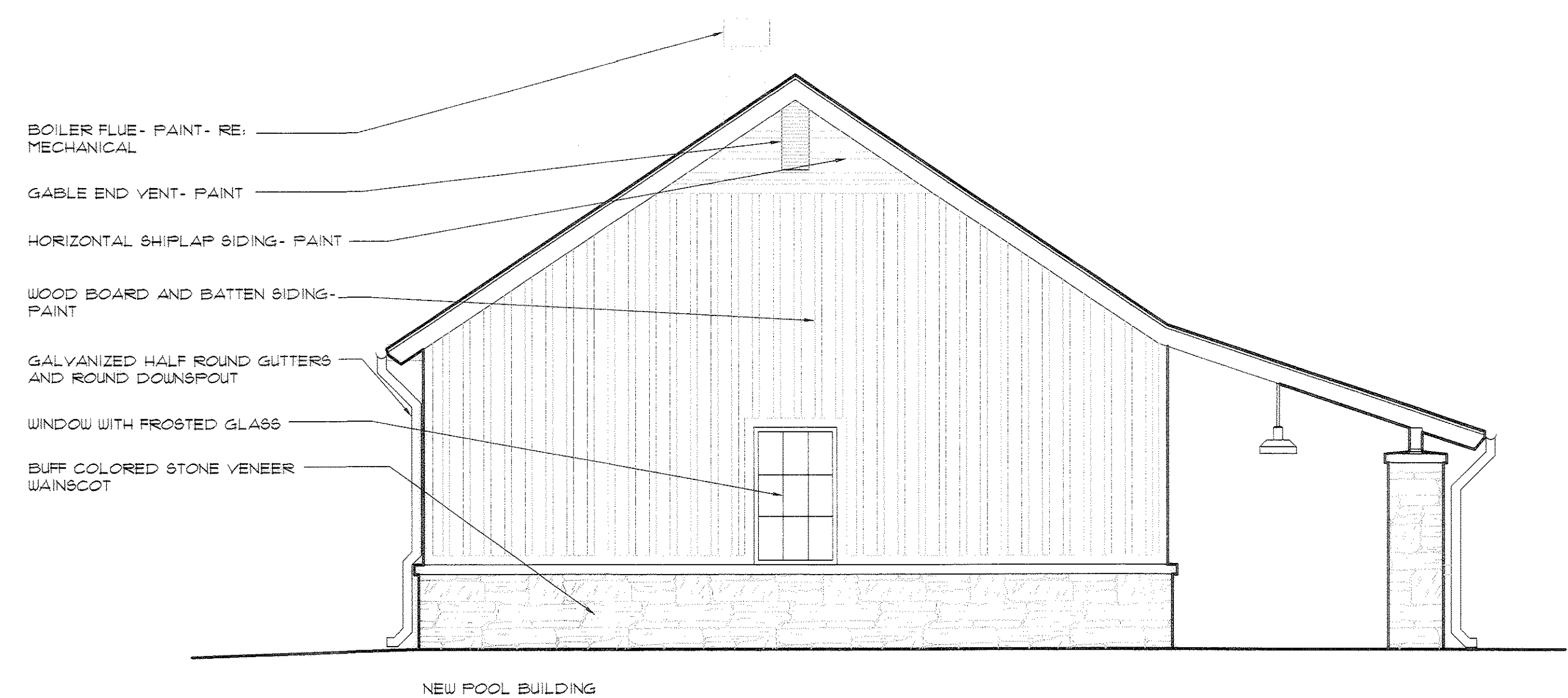
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THE MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE
BUILDING ELEVATIONS
SHEET 4 OF 17

MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



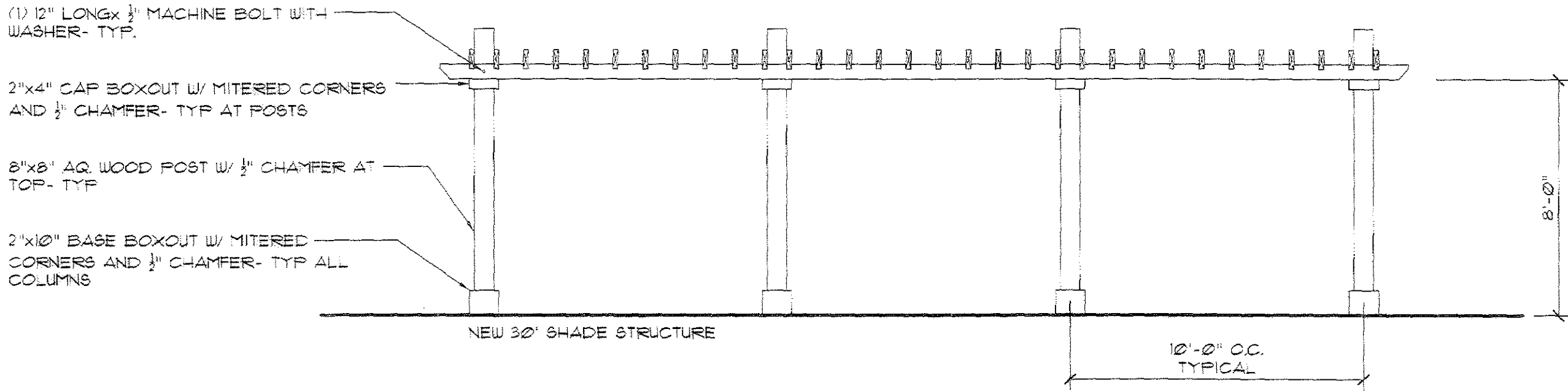
1
5 WEST BUILDING ELEVATION
1/4"=1'-0"



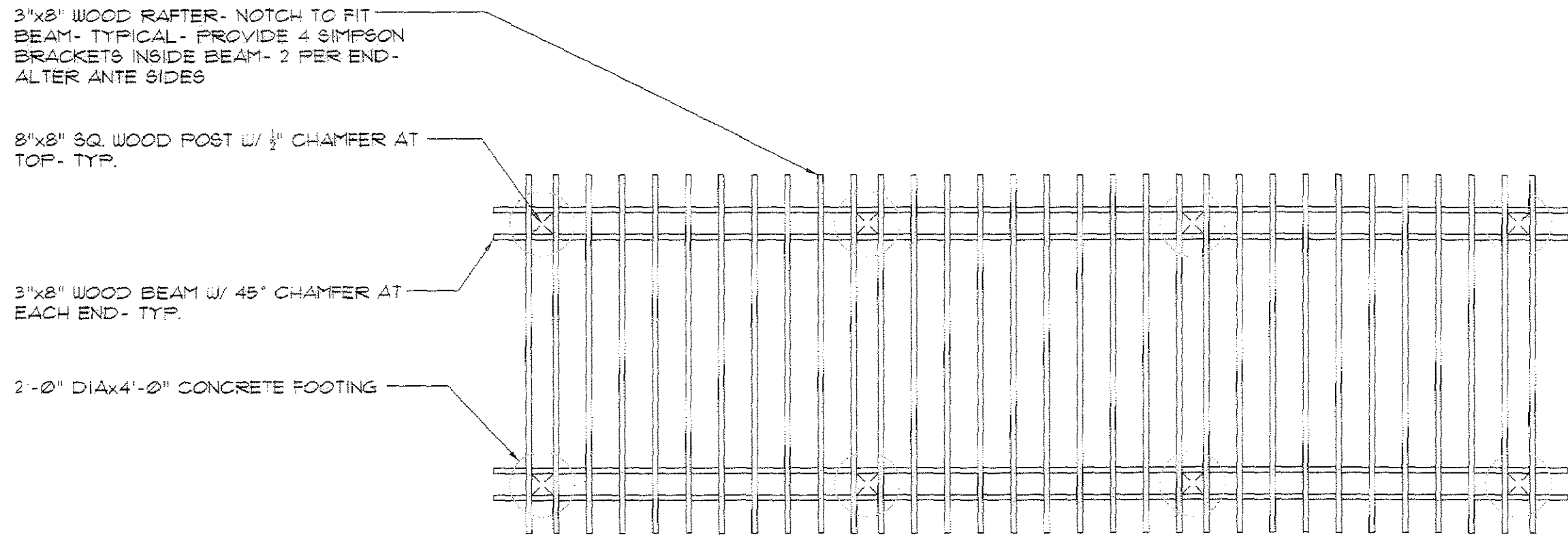
2
5 NORTH BUILDING ELEVATION
1/4"=1'-0"

MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



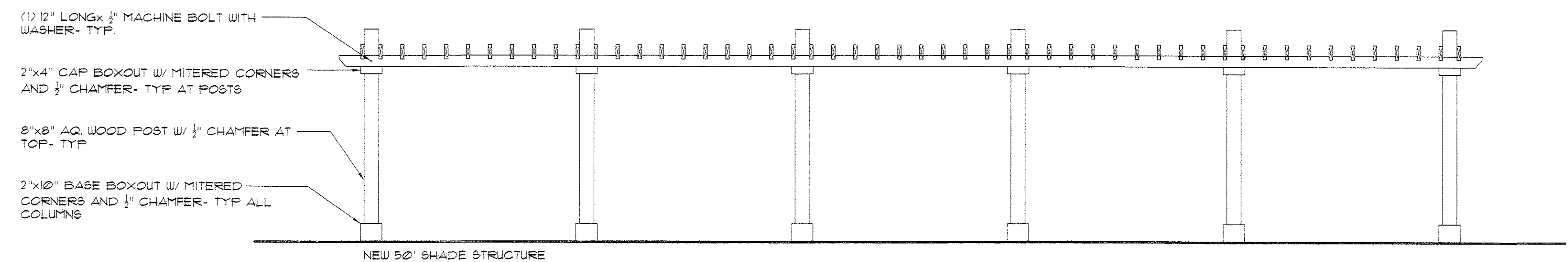
1 30' SHADE STRUCTURE
1/4"=1'-0"



2 30' SHADE STRUCTURE
1/4"=1'-0"

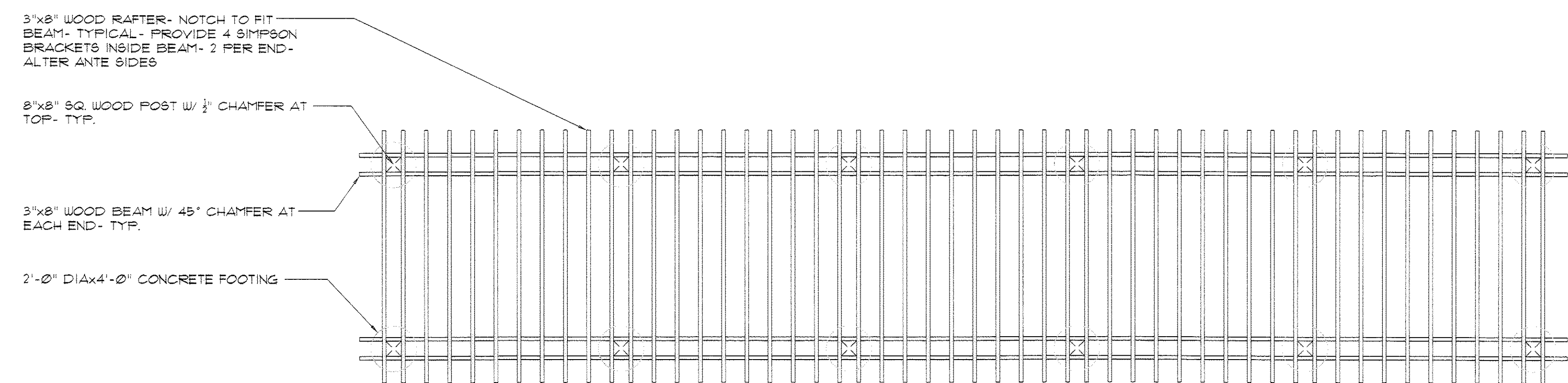
MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1
7 50' SHADE STRUCTURE

1/4"=1'-0"



2
7 50' SHADE STRUCTURE

1/4"=1'-0"

CIVIL ENGINEER/SURVEYOR



CONSULTANTS OF COLORADO, INC.
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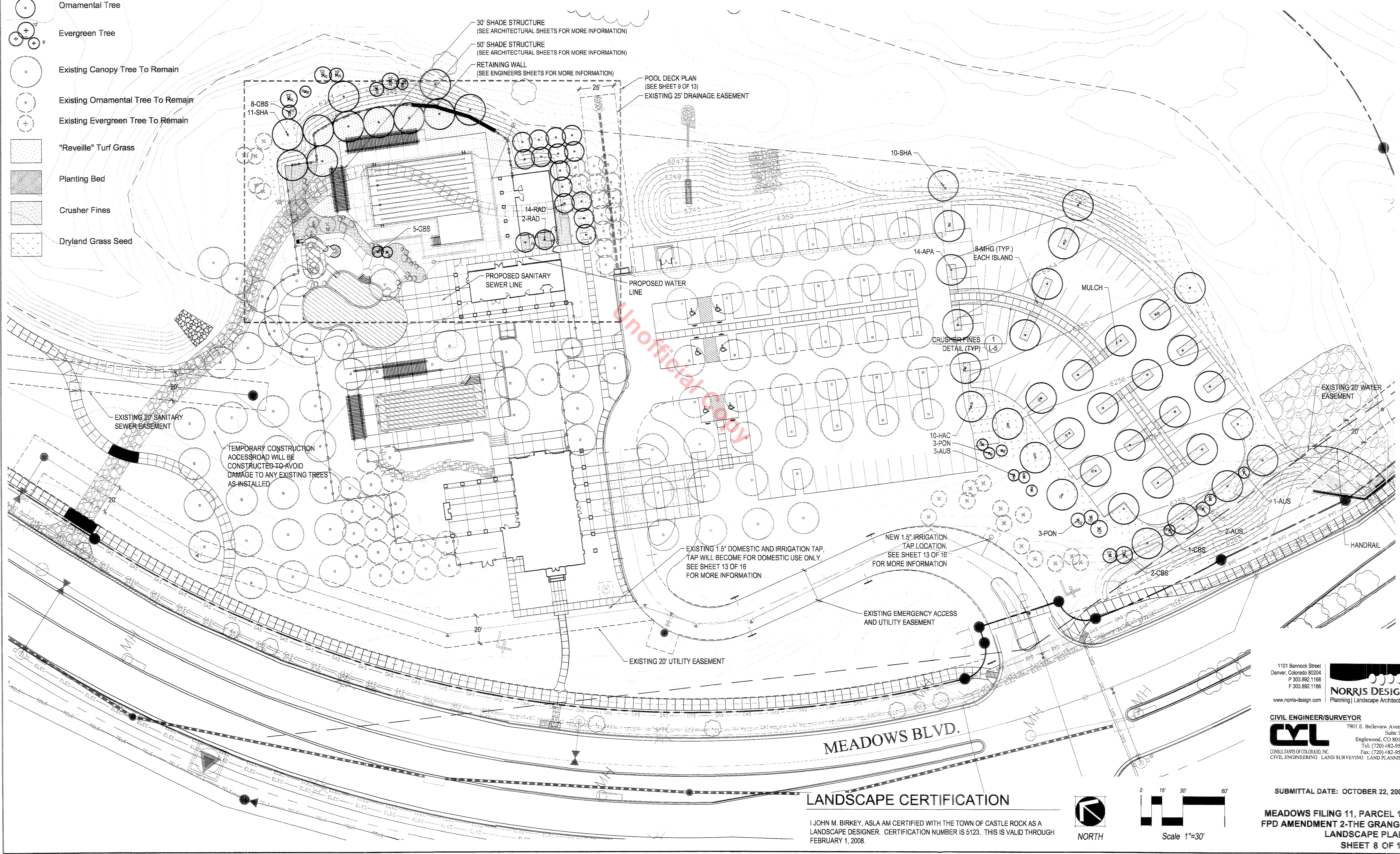
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THE MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE

50' SHADE STRUCTURE
SHEET 7 OF 17

MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

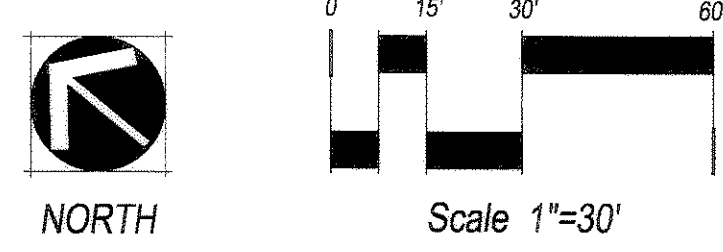
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- Relocated Tree
- Canopy Tree
- Ornamental Tree
- Evergreen Tree
- Existing Canopy Tree To Remain
- Existing Ornamental Tree To Remain
- Existing Evergreen Tree To Remain
- "Reveille" Turf Grass
- Planting Bed
- Crusher Fines
- Dryland Grass Seed



LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. CERTIFICATION NUMBER IS 5123. THIS IS VALID THROUGH FEBRUARY 1, 2008.



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1188
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture

CIVIL ENGINEER/SURVEYOR
7901 E. Bellevue Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
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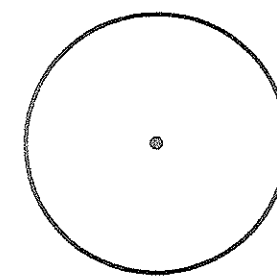
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**MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE
LANDSCAPE PLAN
SHEET 8 OF 17**

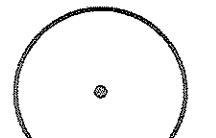
MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

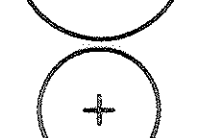
LEGEND:



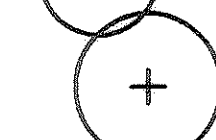
Canopy Tree



Ornamental Tree



Evergreen Tree



Existing Canopy
Tree To Remain



Existing Evergreen
Tree To Remain



Existing Ornamental
Tree To Remain

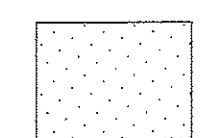


Deciduous Shrubs

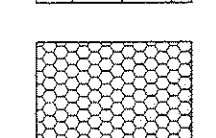
Evergreen Shrubs

Ornamental Grasses

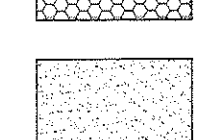
Boulders



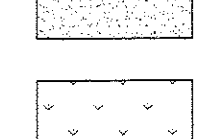
"Reveille" Turf Grass



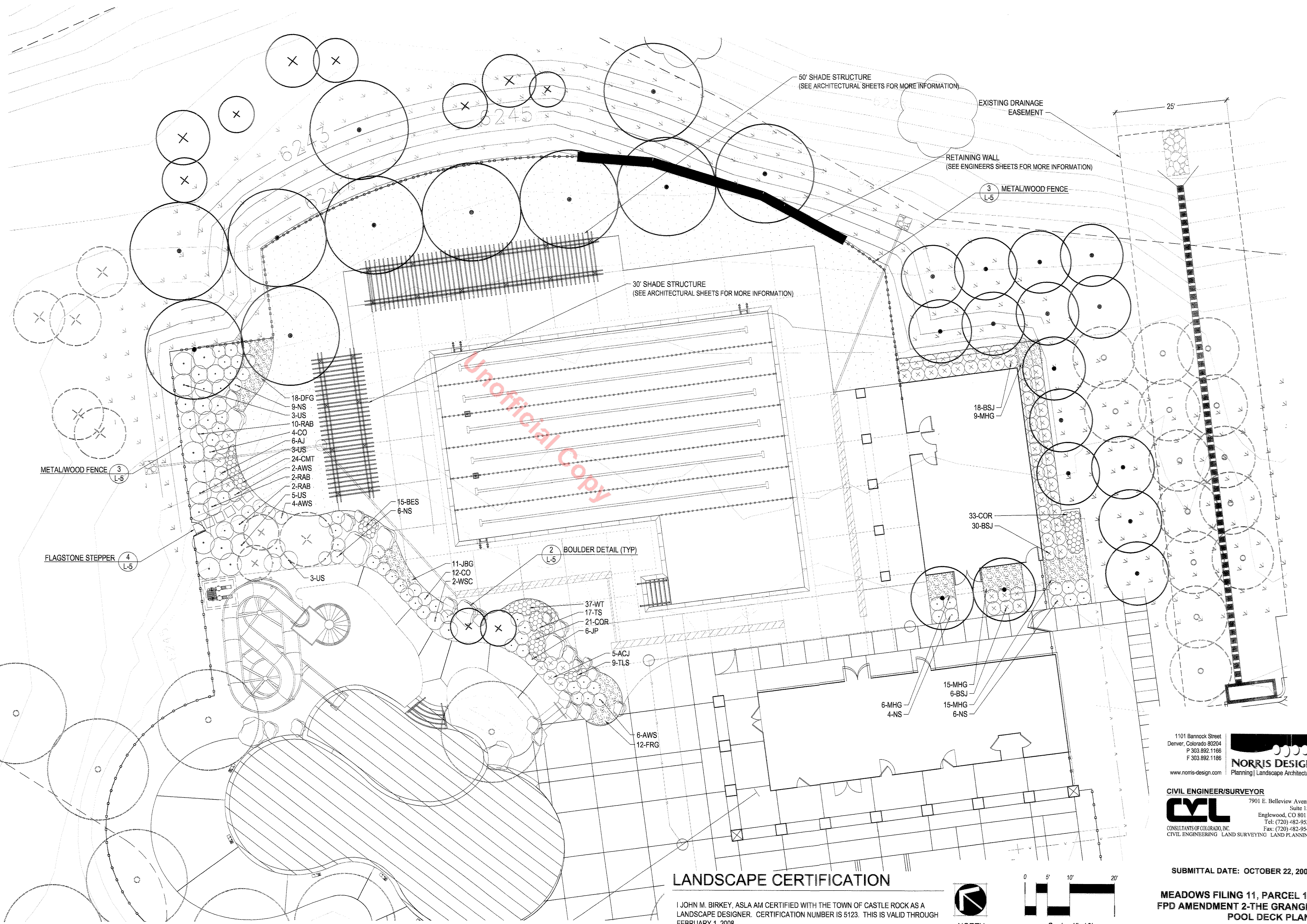
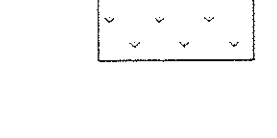
Perennials



Crusher Fines



Dryland Grass Seed



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SUBMITTAL DATE: OCTOBER 22, 2007

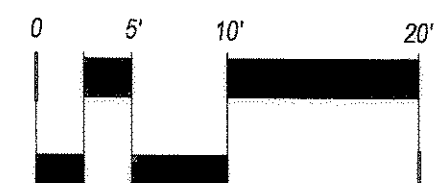
**MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE
POOL DECK PLAN
SHEET 9 OF 17**

LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. CERTIFICATION NUMBER IS 5123. THIS IS VALID THROUGH FEBRUARY 1, 2008.



NORTH

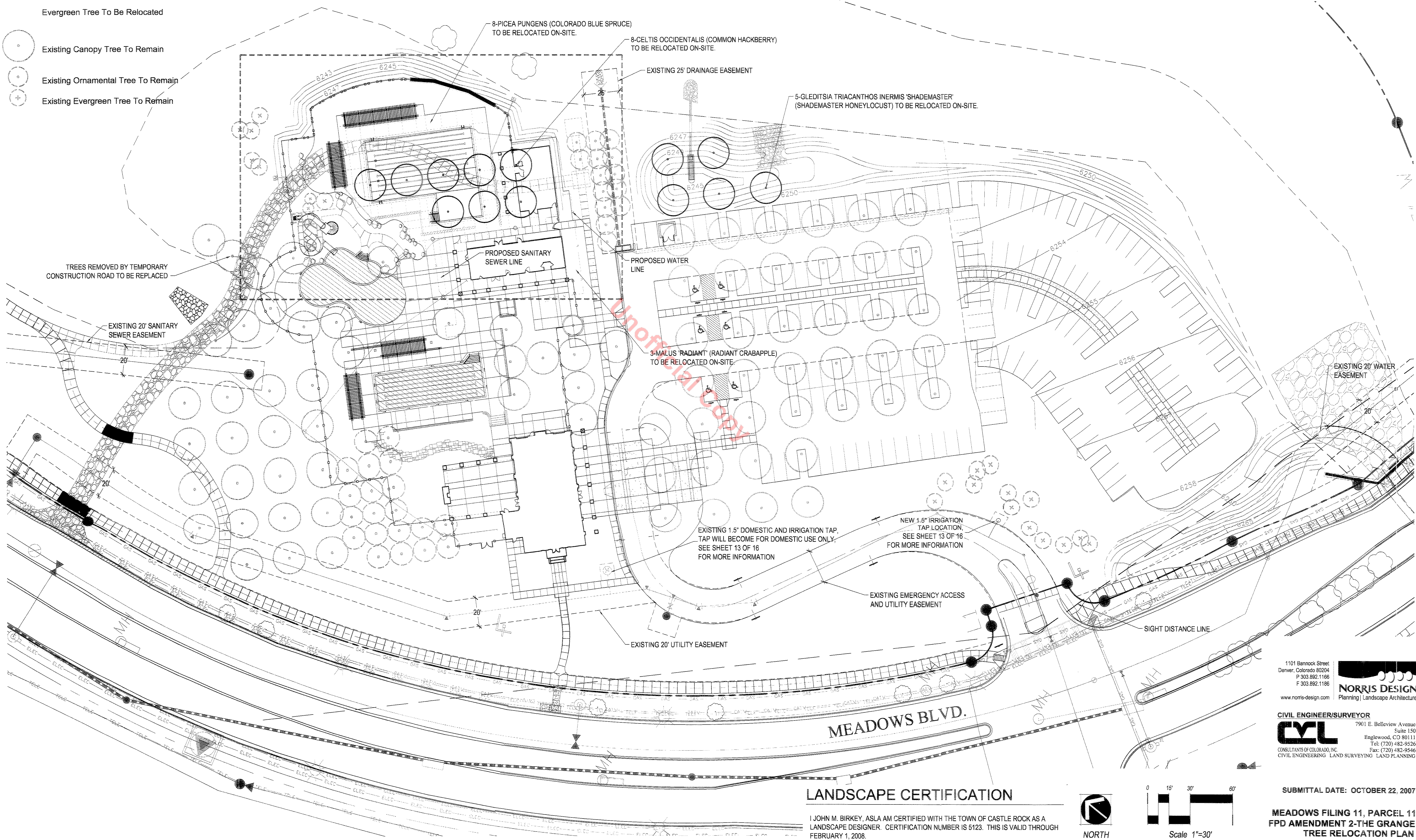


Scale 1"=10'

MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- Canopy Tree To Be Relocated
- Evergreen Tree To Be Relocated
- Existing Canopy Tree To Remain
- Existing Ornamental Tree To Remain
- Existing Evergreen Tree To Remain



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SUBMITTAL DATE: OCTOBER 22, 2007

MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE
TREE RELOCATION PLAN
SHEET 10 OF 17

MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
------	-------------	----------------	--------------

DECIDUOUS CANOPY TREES

HAC	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL B&B
APA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2" CAL B&B
SHA	SHADEMASTER LOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B

EVERGREEN TREES

AUS	AUSTRIAN PINE	PINUS NIGRA	8' HT. MIN (SPECIMEN) (UNLESS NOTED ON PLAN)
CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	8' HT. MIN (SPECIMEN) (UNLESS NOTED ON PLAN)
PON	PONDEROSA PINE	PINUS PONDEROSA	8' HT. MIN (SPECIMEN) (UNLESS NOTED ON PLAN)

DECIDUOUS ORNAMENTAL TREES

RAD	RADIANT CRABAPPLE	MALUS 'RADIANT'	2" CAL., B&B
-----	-------------------	-----------------	--------------

DECIDUOUS SHRUBS- 2'-5' SPREAD

AWIS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	5 GAL. CONT.
JP	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANII'	5 GAL. CONT.
CO	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUTI 'HANCOCK'	5 GAL. CONT.
NS	NEON FLASH SPIREA	SPIREA JAPONICA 'NEON FLASH'	5 GAL. CONT.

DECIDUOUS SHRUBS- 5'-7' SPREAD

DN	DIABLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	5 GAL. CONT.
RAB	RABBITBRUSH	CHRYSOHAMNUS NAUSEOSUS ALBICAULIS	5 GAL. CONT.
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL. CONT.

DECIDUOUS SHRUBS- 7'-9' SPREAD

US	UTAH SERVICEBERRY	AMELANCHIER UTAHENSIS	3' B&B
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EVERGREEN SHRUBS

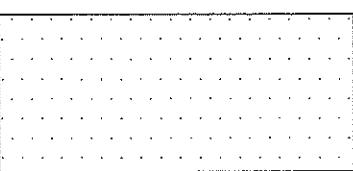
AJ	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONG'	5 GAL. CONT.
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUMATA 'BLUE STAR'	5 GAL. CONT.
ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	5 GAL. CONT.

GRASSES

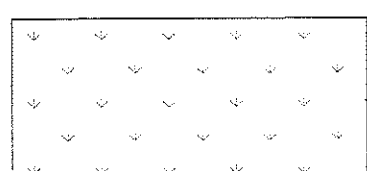
FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	4" POT AT 24" O.C.
DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	4" POT AT 24" O.C.
MHG	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	4" POT AT 36" O.C.
JBG	JAPANESE BLOOD GRASS	IMPERATA CYLINDRICA 'RED BARON'	4" POT AT 24" O.C.

PERENNIALS

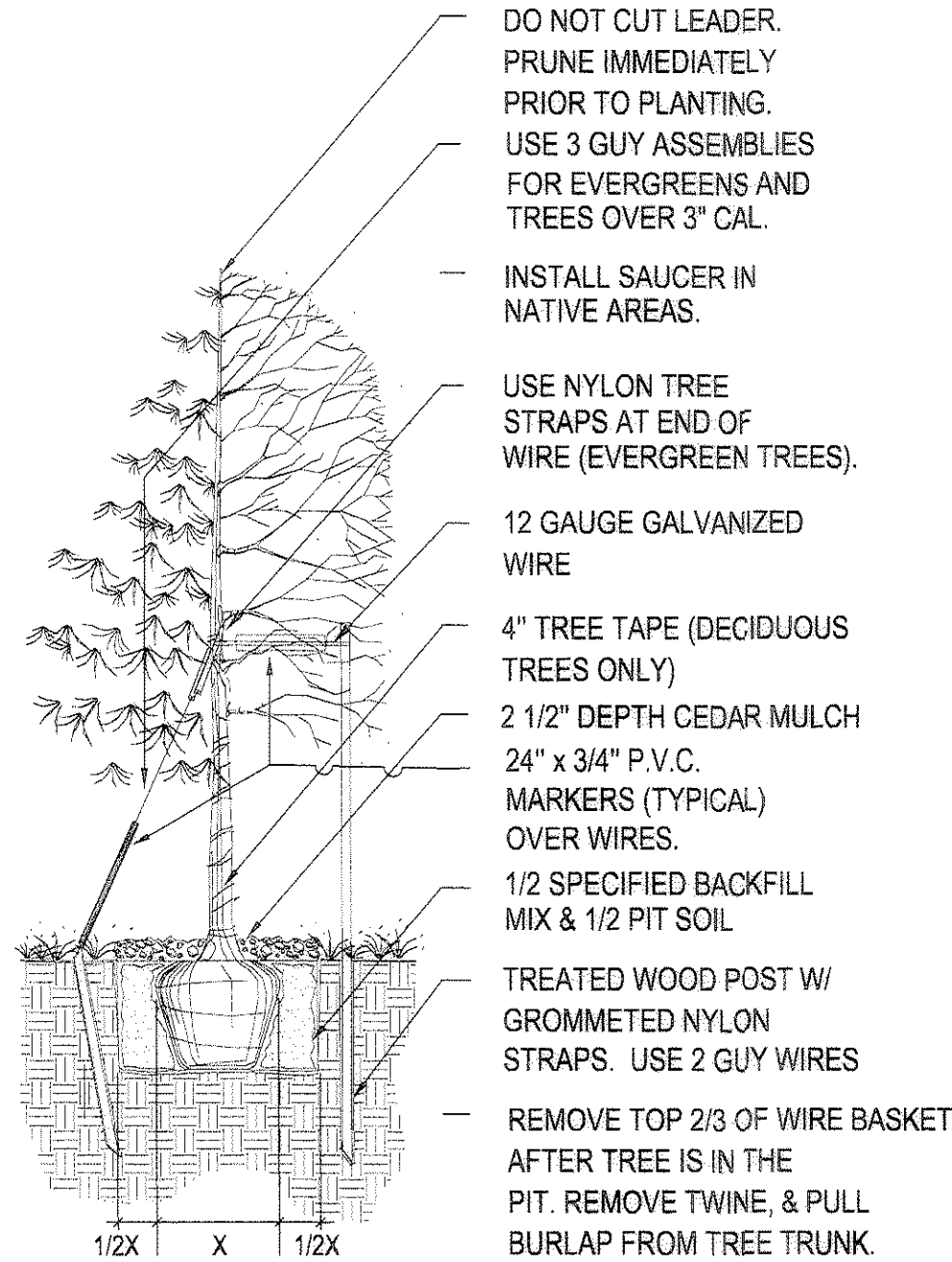
WT	WOOLLY THYME	THYMUS LANUGINOSUS	1 GAL. CONT.
TS	THRIFT LEAF PERKY SUE	HYMENOXYSS SCAPOSA	1 GAL. CONT.
COR	MOONBEAM COREOPSIS	COREOPSIS 'MOONBEAM'	1 GAL. CONT.
TLS	THYME-LEAF SPEEDWELL	VERONICA OLTENSIS	1 GAL. CONT.
BES	BLACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	1 GAL. CONT.
CMT	CATMINT	NEPETA X FAASSENII	1 GAL. CONT.



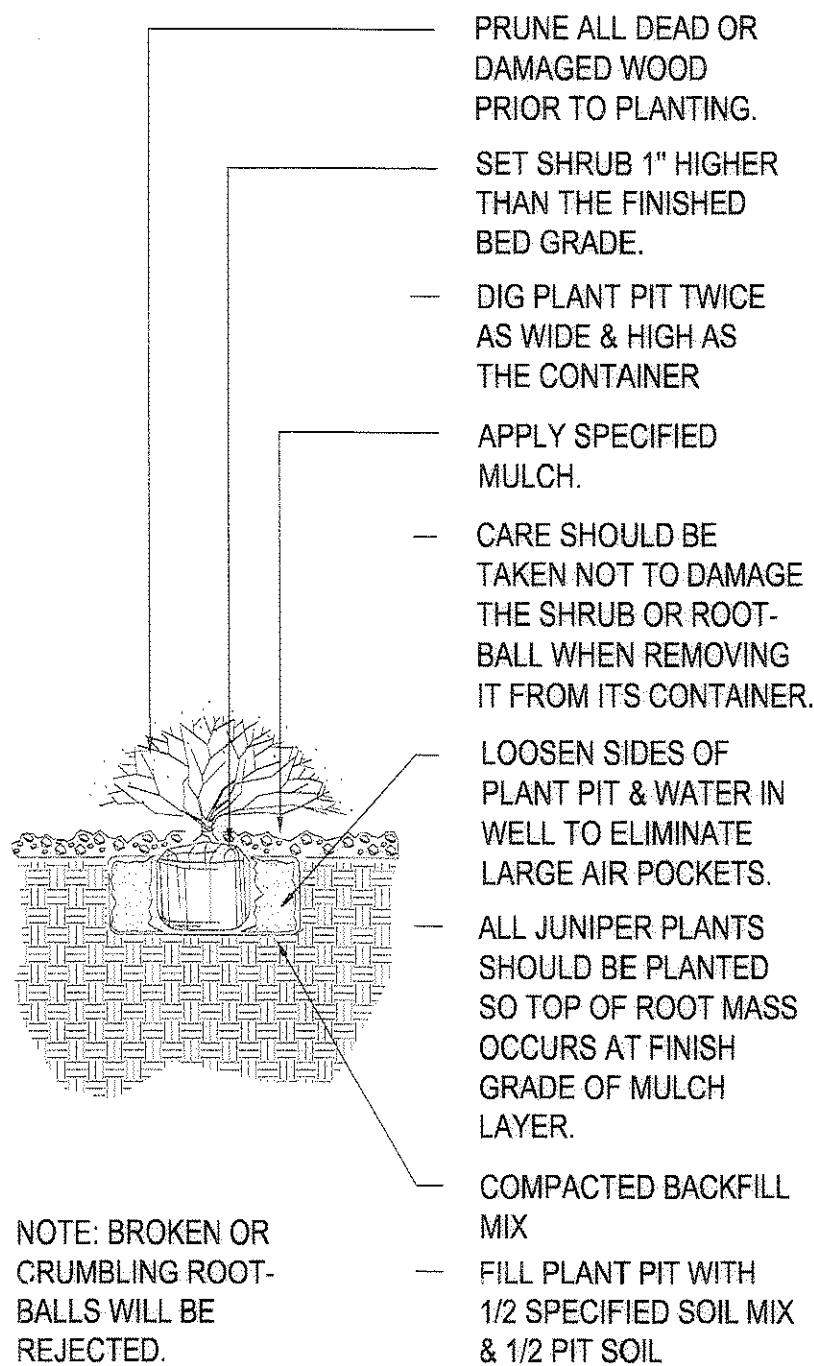
IRRIGATED TURF 'REVEILLE' KENTUCKY BLUEGRASS



DRYLAND SEED MIX



TREE DETAIL

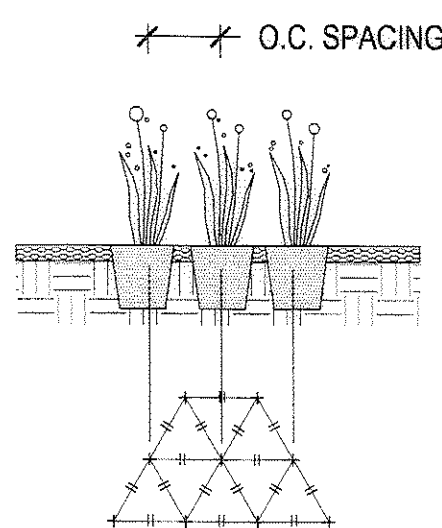


SHRUB IN BED DETAIL

DRYLAND SEED MIX

SCIENTIFIC NAME	COMMON NAME	% OF TOTAL	PER ACRE
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	28%	5 LBS.
STIPA VIRIDULA	GREEN NEEDLE GRASS	16%	3 LBS.
BOUTELLOUA GRACILIS	BLUE GRAMA	16%	3 LBS.
BOUTELLOUA CURTIPENDULA	SIDE-OATS-GRAMA	10.5%	2 LBS.
SCHIZACHYRIUM SCOPARIUS	LITTLE BLUESTEM	10.5%	2 LBS.
KOELERIA MACRANTHA	PRAIRIE JUNEGRASS	10.5%	2 LBS.
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	10.5%	2 LBS.
		100%	19 LBS.

*RATE SPECIFIED IS FOR DRILL APPLICATION.



PERENNIAL DETAIL

LANDSCAPE CERTIFICATION

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SUBMITTAL DATE: OCTOBER 22, 2007

MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE
PLANT SCHEDULE
SHEET 11 OF 17

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MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

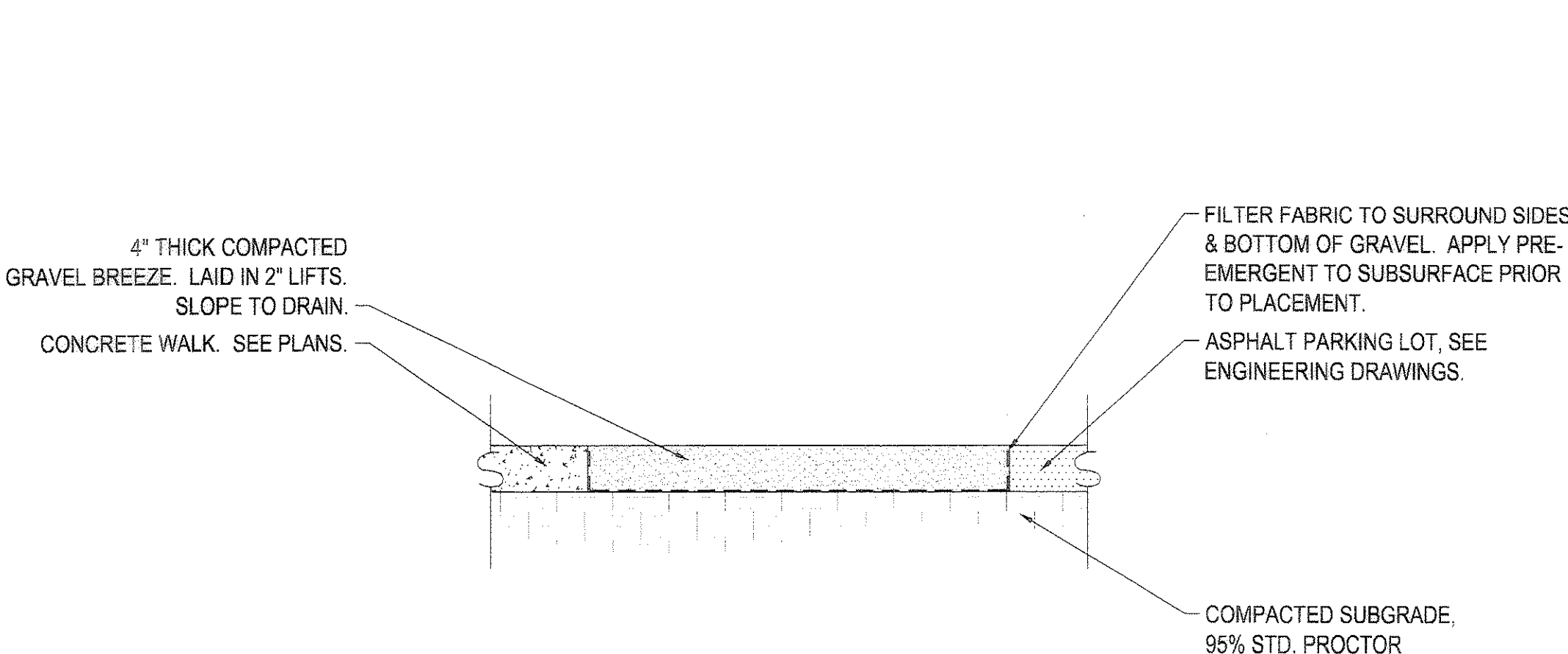
1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNWER.
6. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE THE STORM SEWER IS PROHIBITED.
7. THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK.
8. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
9. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL PAVEMENT DURING THE CURING PROCESS.

LANDSCAPE NOTES

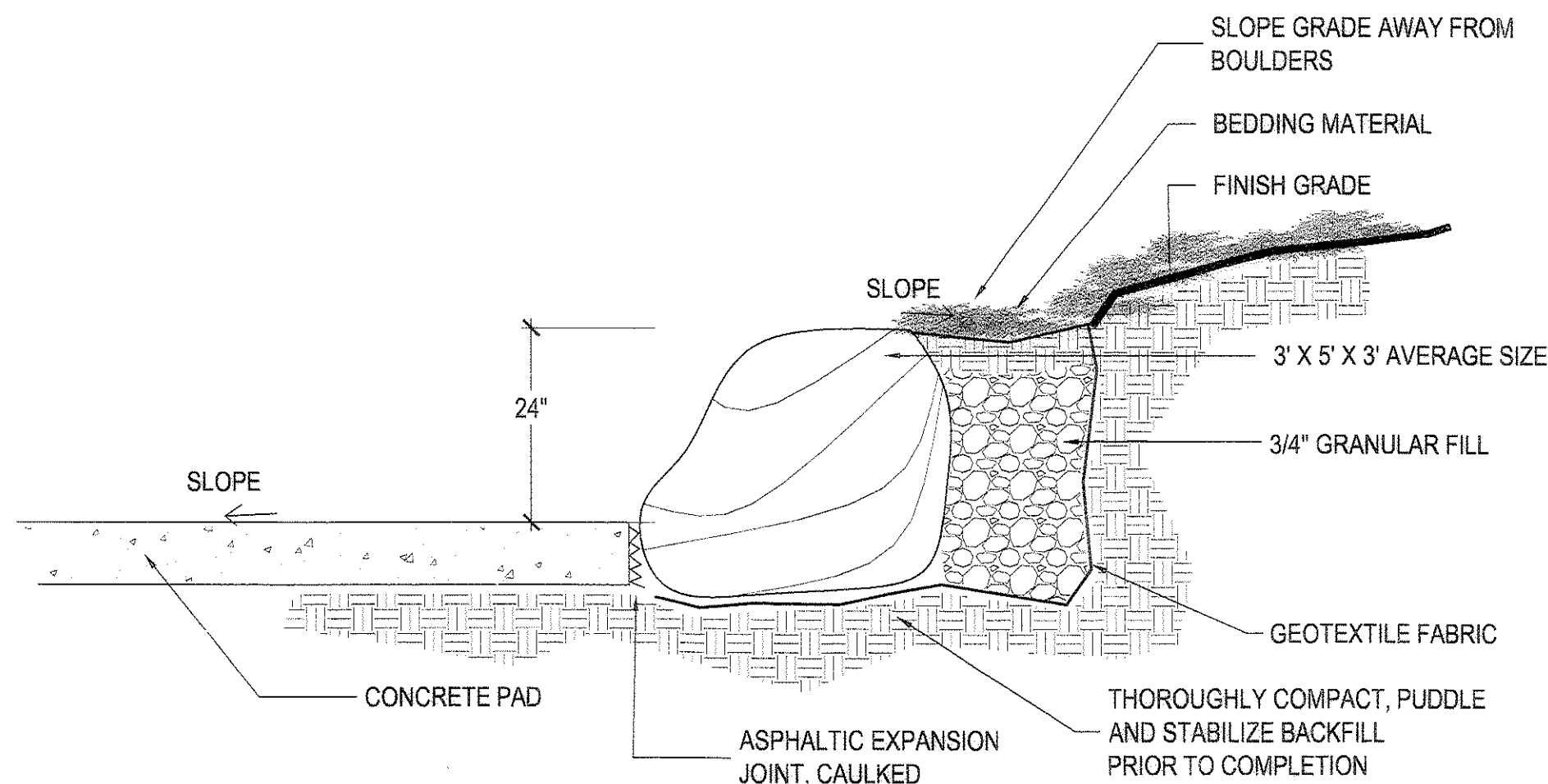
1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3.5cu.yrds/1,000sf. UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS.
2. CONTRACTOR SHALL SEED ALL NON SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH THE DRYLAND SEED MIX.
3. ALL SHRUB BEDS ARE TO BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
4. SHRUB BEDS ARE TO BE CONTAINED BY 6" x 14 GAUGE GALVANIZED EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS.
5. ALL IRRIGATED LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
7. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
9. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ON THE SITE UNLESS OTHERWISE NOTED ON PLAN.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
11. NO TREES AND PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.

IRRIGATION NOTES

1. ALL IRRIGATION IMPROVEMENTS NECESSARY FOR THE PROJECT WILL BE COMPLETED AS AN EXPANSION OF THE EXISTING SYSTEM. EXISTING TAP SIZE AND PRESSURE REQUIREMENTS WILL REMAIN THE SAME.
2. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION ASSEMBLIES APPROVED BY THE TOWN OF CASTLE ROCK.



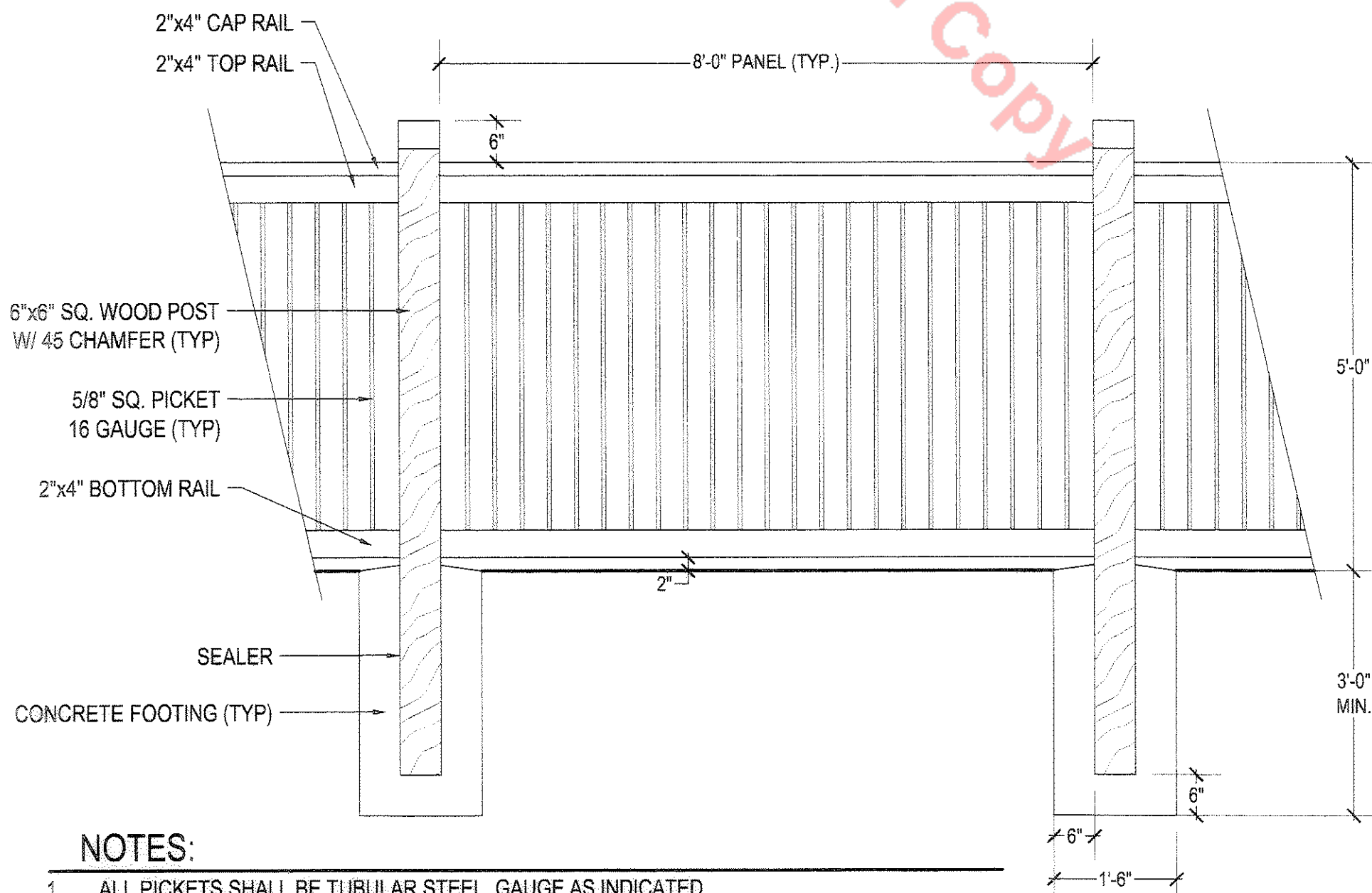
1 CRUSHER FINES DETAIL



NOTES:

1. CONTACT LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF BOULDER WALL.
2. THOROUGHLY COMPACT ALL BACKFILL AND SURROUNDING GRADES IN 12" LIFTS.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM THE TOP AND BASES OF EACH BOULDER.
4. BURY 1/4 OF THE TOTAL HEIGHT OF EACH BOULDER INTO THE GROUND.
5. WALL TO BE SET PRIOR TO PAVING. PAVING TO BE SET UP TO BASE OF WALL WITH EXPANSION JOINT.
6. BOULDERS TO BE NATURALIZED CUBIC FORMS. MAXIMUM OF 2" GAP BETWEEN BOULDERS.
7. BOULDERS TO BE NAVAJO RUBY MOSS ROCK. BY HIGH PLAINS STONE OR APPROVED EQUAL.

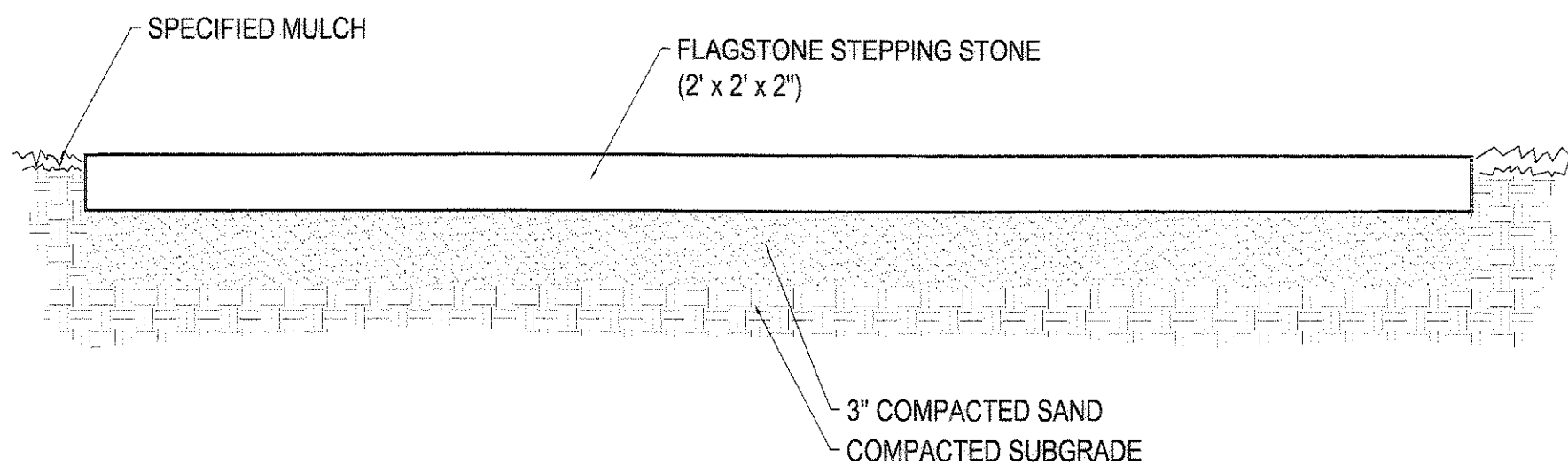
2 BOULDER DETAIL



NOTES:

1. ALL PICKETS SHALL BE TUBULAR STEEL, GAUGE AS INDICATED
2. ALL WOOD MEMBERS SHALL BE ROUGH SAWN CEDAR, STAINED TO MATCH EXISTING FENCE
3. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED & PAINTED BLACK TO MATCH PICKETS
4. FENCE SHALL BE MANUFACTURED BY:
SPLIT-RAIL FENCE COMPANY
8065 BRANDON DRIVE
LITTLETON, COLORADO
(303) 791-1997
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS/SAMPLES INCLUDING LAYOUT, ATTACHMENTS, AND FASTNERS/HARDWARE PRIOR TO FABRICATION AND INSTALLATION FOR REVIEW AND APPROVAL BY OWNER'S REP..

3 METAL/WOOD FENCE DETAIL



4 FLAGSTONE STEPPER DETAIL

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**MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE
NOTES & DETAILS
SHEET 12 OF 17**

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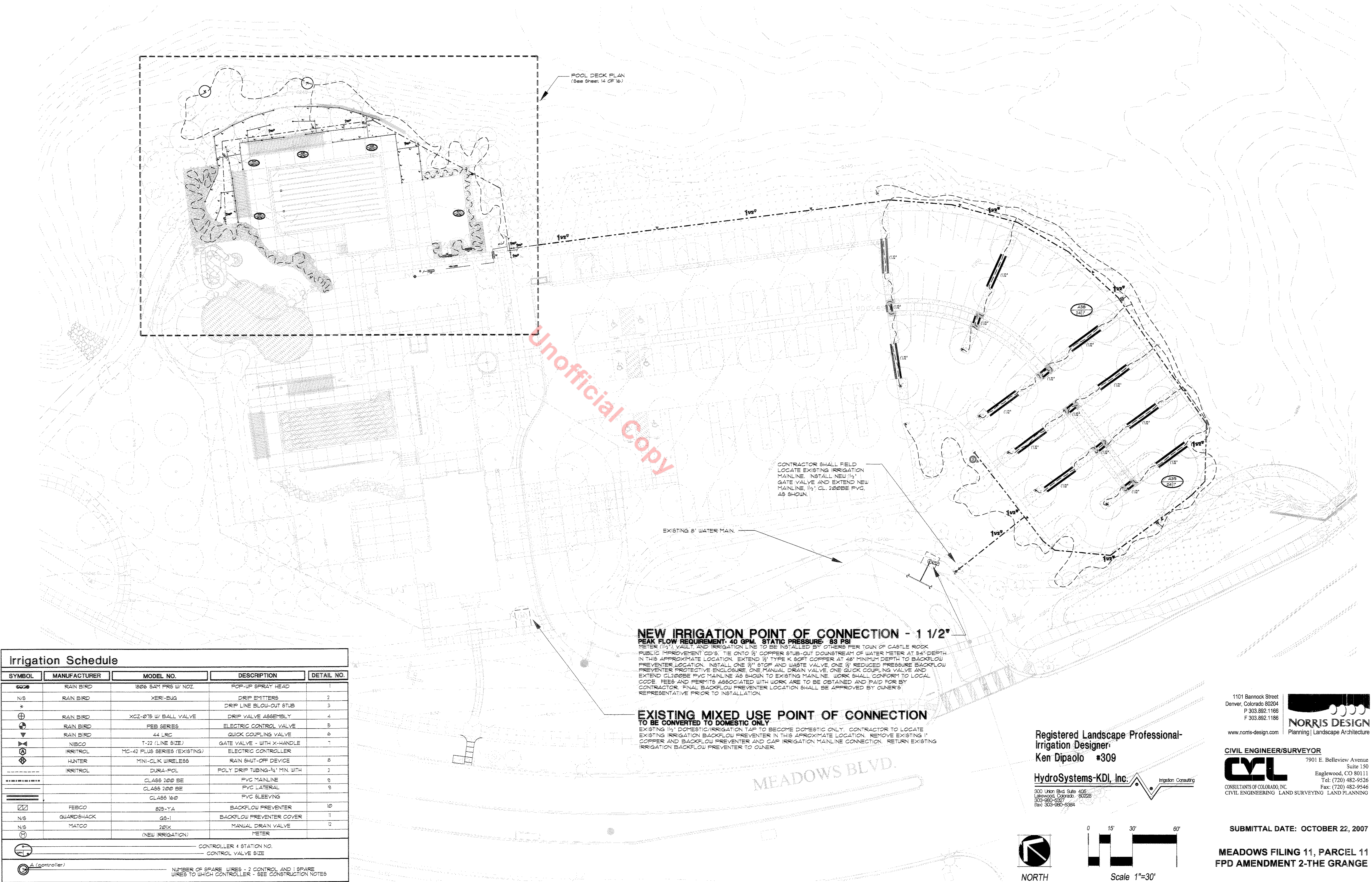
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MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Irrigation Schedule				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1906 SAM PPS W/ NOZ.	POP-UP SPRAY HEAD	1
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	2
*			DRIP LINE BLOW-OUT STUB	3
	RAIN BIRD	XCZ-875 W/ BALL VALVE	DRIP VALVE ASSEMBLY	4
	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	5
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	6
	NIBCO	T-22 (LINE SIZE)	GATE VALVE - WITH X-HANDLE	7
	IRRI-TROL	MC-42 PLUS SERIES (EXISTING)	ELECTRIC CONTROLLER	8
	HUNTER	MINI-CLIK WIRELESS	RAIN SHUT-OFF DEVICE	9
	IRRI-TROL	DURA-POL	POLY DRIP TUBING-1/2" MIN. WITH	10
		CLASS 200 BE	PVC MAINLINE	11
		CLASS 200 BE	PVC LATERAL	12
		CLASS 160	PVC SLEEVING	13
	FEBCO	825-YA	BACKFLOW PREVENTER	14
N/S	GUARDSHACK	GS-1	BACKFLOW PREVENTER COVER	15
N/S	MATCO	201X	MANUAL DRAIN VALVE	16
		(NEW IRRIGATION)	METER	17
	CONTROLLER & STATION NO. CONTROL VALVE SIZE			
	NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES			

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**MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE**

SHEET 13 OF 17

MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Irrigation Construction Notes

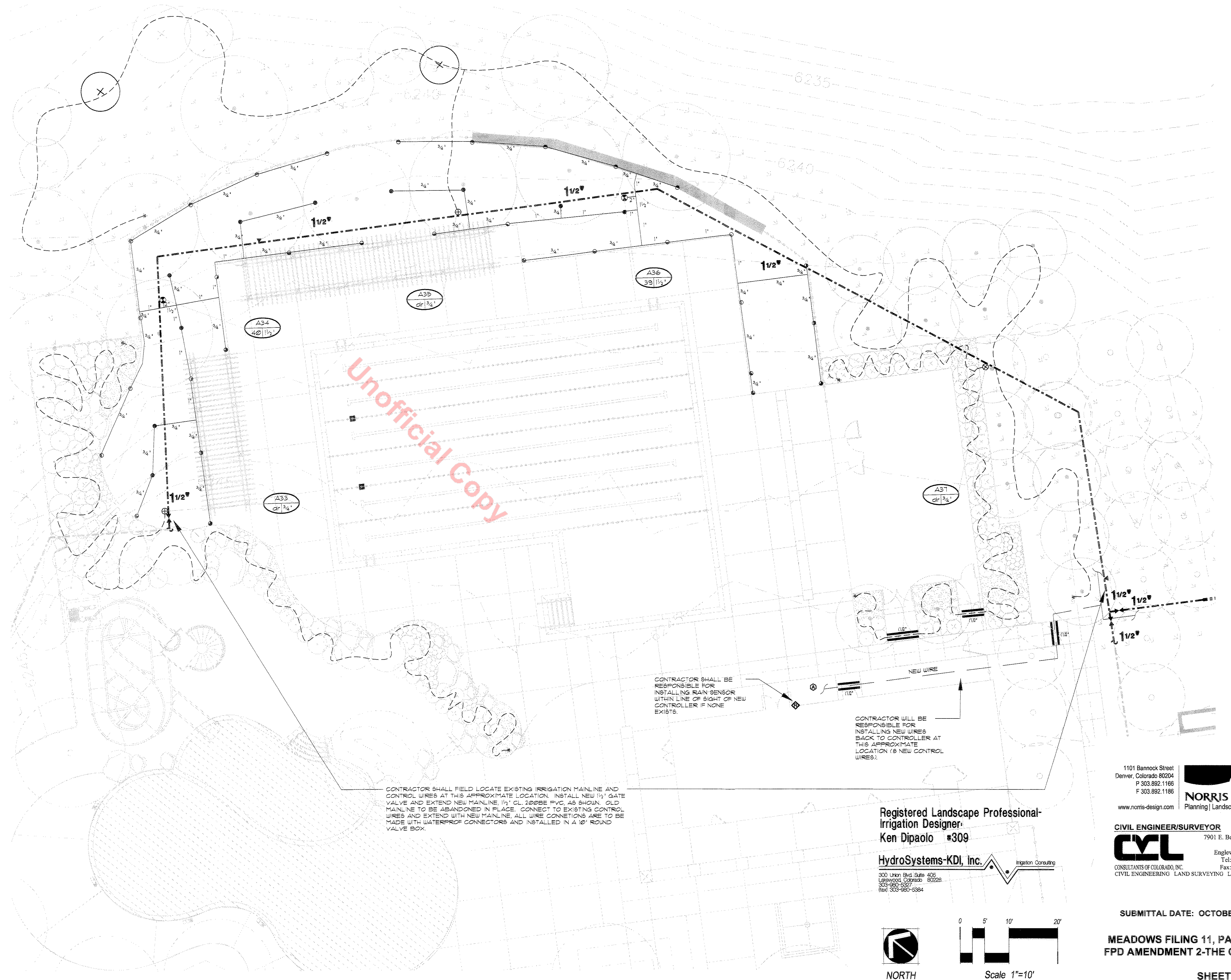
1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY NORRIS DESIGN. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS-KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS-KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
2. SYSTEM PRESSURE - HYDROSYSTEMS HAS BEEN INFORMED THAT THE STATIC WATER PRESSURE IN THIS AREA IS 85 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS-KDI OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS-KDI OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 85 PSI MINIMUM.
NOTE: TOWN OF CASTLE ROCK PROVIDES A MINIMUM OF 43 PSI.
3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE EVERY THIRD DAY, FIVE HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

REVELLE TURF 0.87" PER WEEK PEAK SEASON
NATIVE TURF 1.00" PER WEEK PEAK SEASON

NOTE: IT IS THE PURPOSE OF THIS DESIGN THAT NATIVE GRASSES BE IRRIGATED FOR ESTABLISHMENT ONLY.

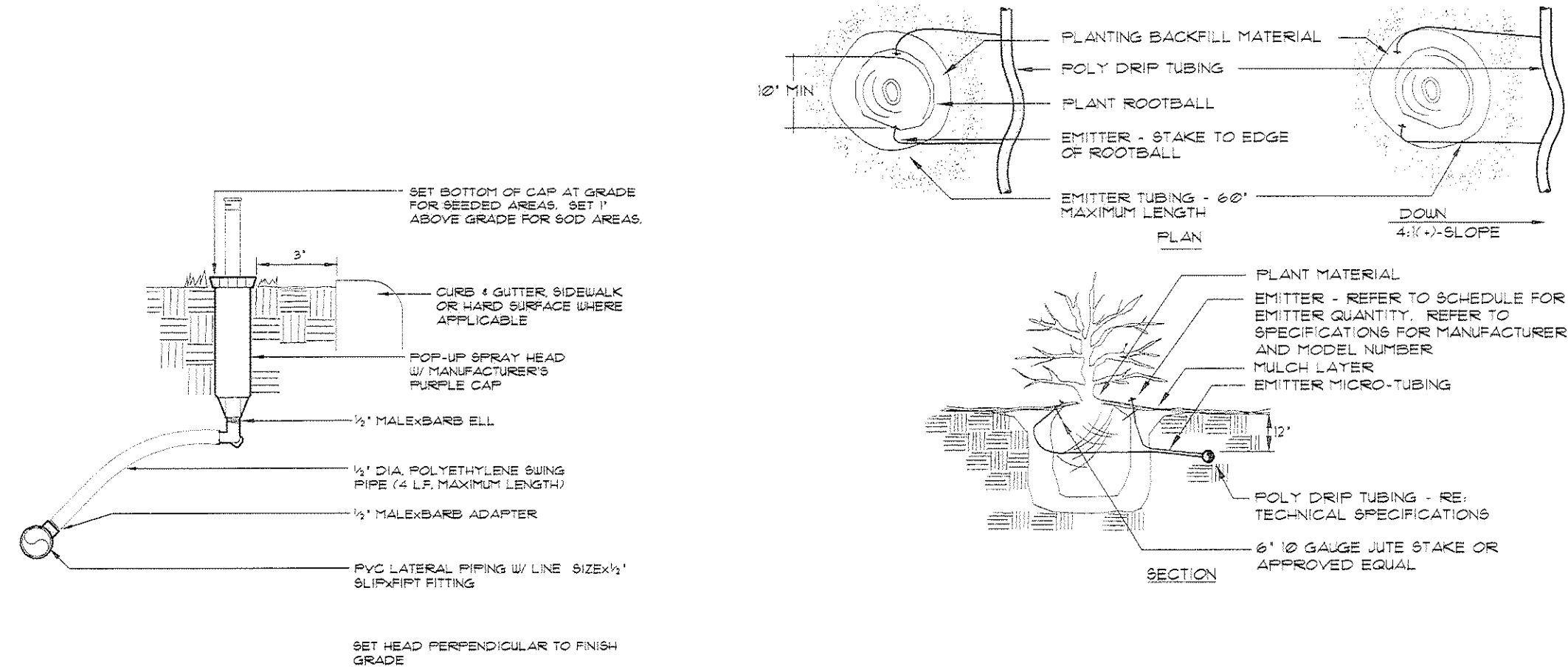
4. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.
5. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE AND QUANTITY
3/4" - 1 1/4" PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
1- 50' CONTROL WIRES	3" PVC (1)
6. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 15' TO 18'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 11' TO 12'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 10'. ALL AREAS UNDER 10' SHALL NOT BE SPRAY IRRIGATED. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
7. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
8. SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10' ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
9. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
10. EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 12 HOURS PRIOR TO ANY NEW CONSTRUCTION.
11. CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE HEADS.
12. EXISTING IRRIGATION EQUIPMENT SHALL BE SALVAGED AND RETURNED TO THE OWNER DURING DEMO.



MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



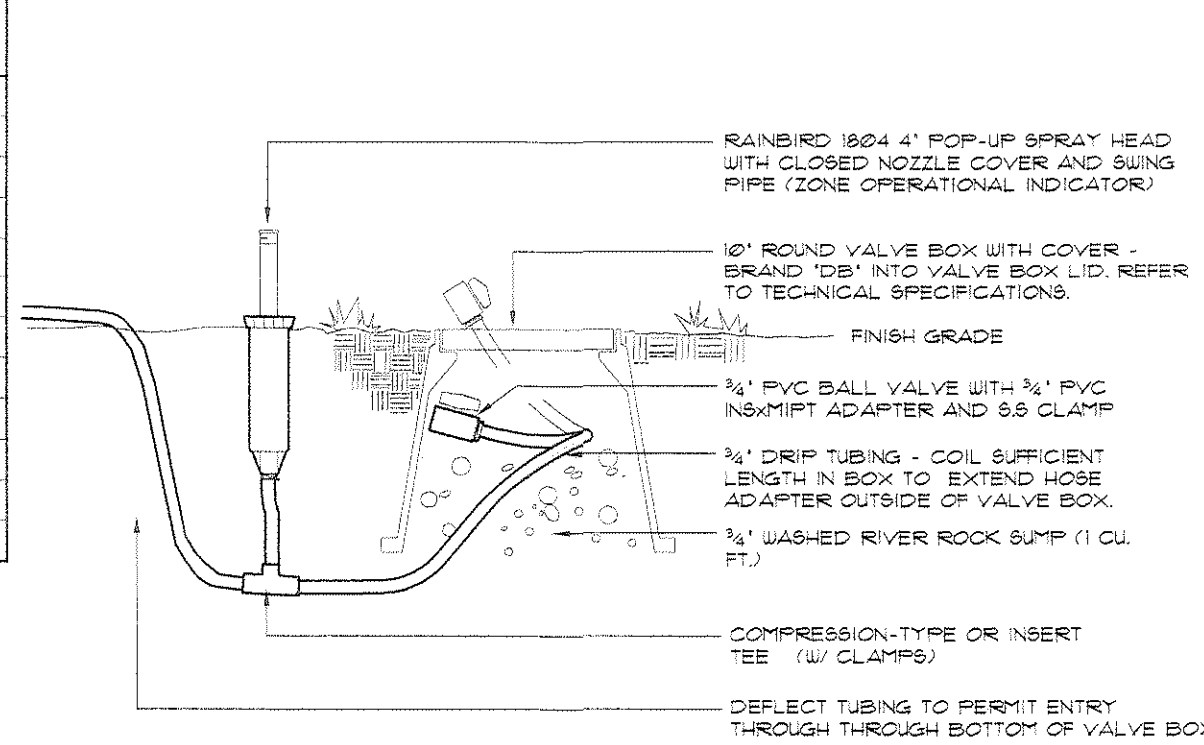
POP-UP SPRAY

1

DRIP EMITTER

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

NOTES:
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UP-HILL SIDE OF ROOT BALL.
EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

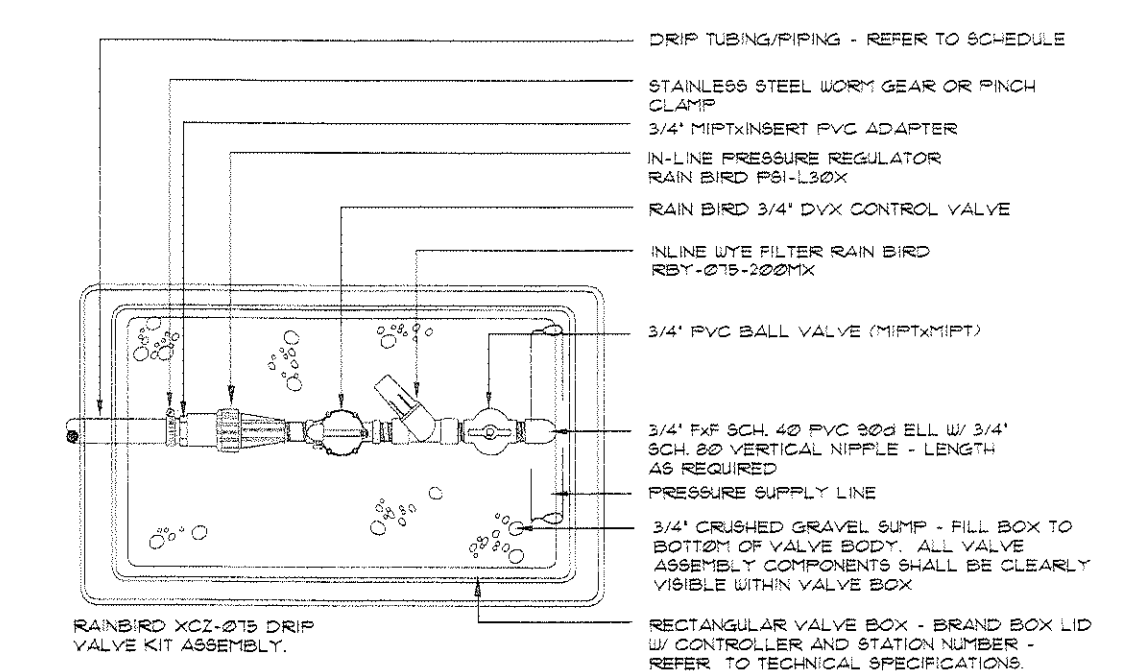


DRIP LINE FLUSH-OUT WITH OPERATIONAL INDICATOR

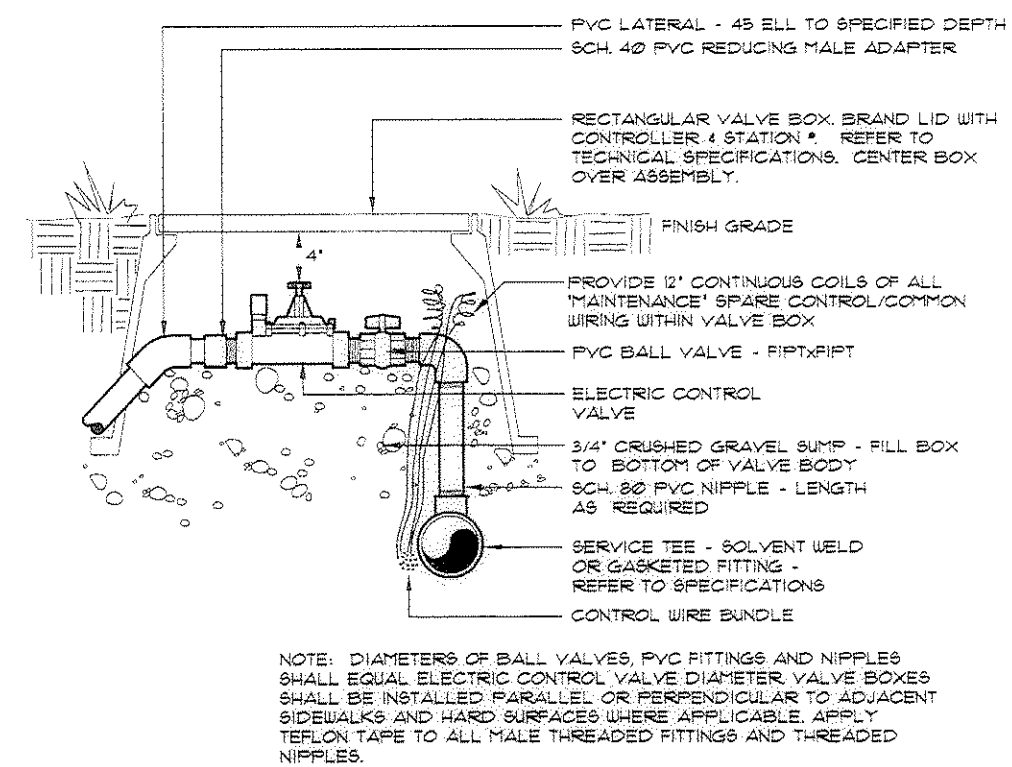
2

DRIP VALVE ASSEMBLY

3



NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3'-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLID AND BOTTOM OF VALVE BOX LID TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.

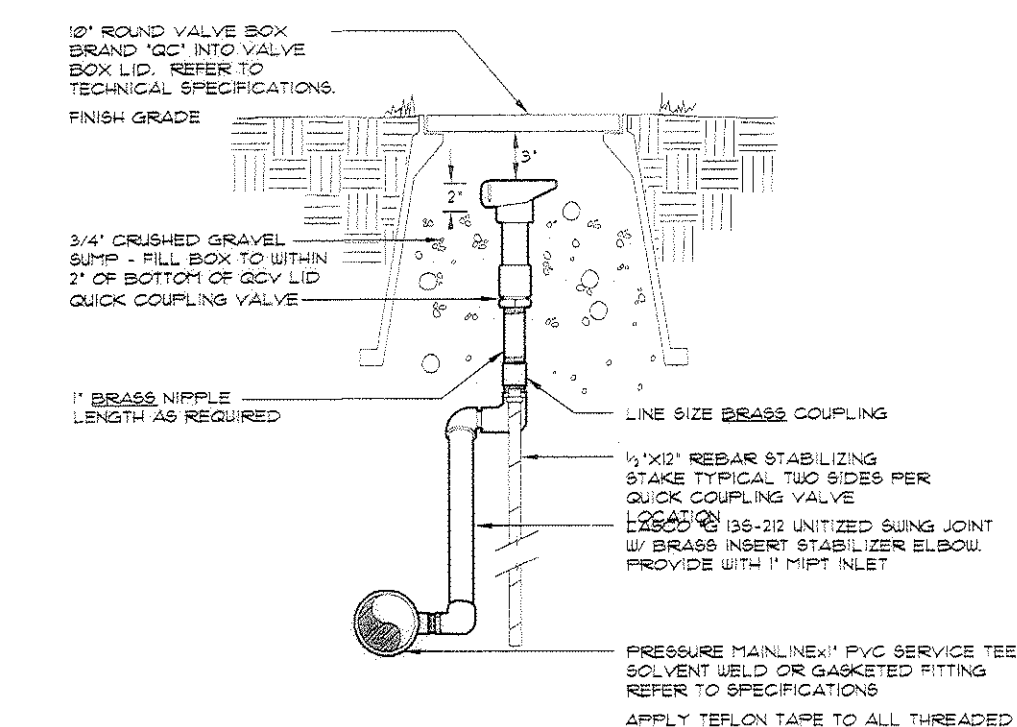


ELECTRIC CONTROL VALVE

4

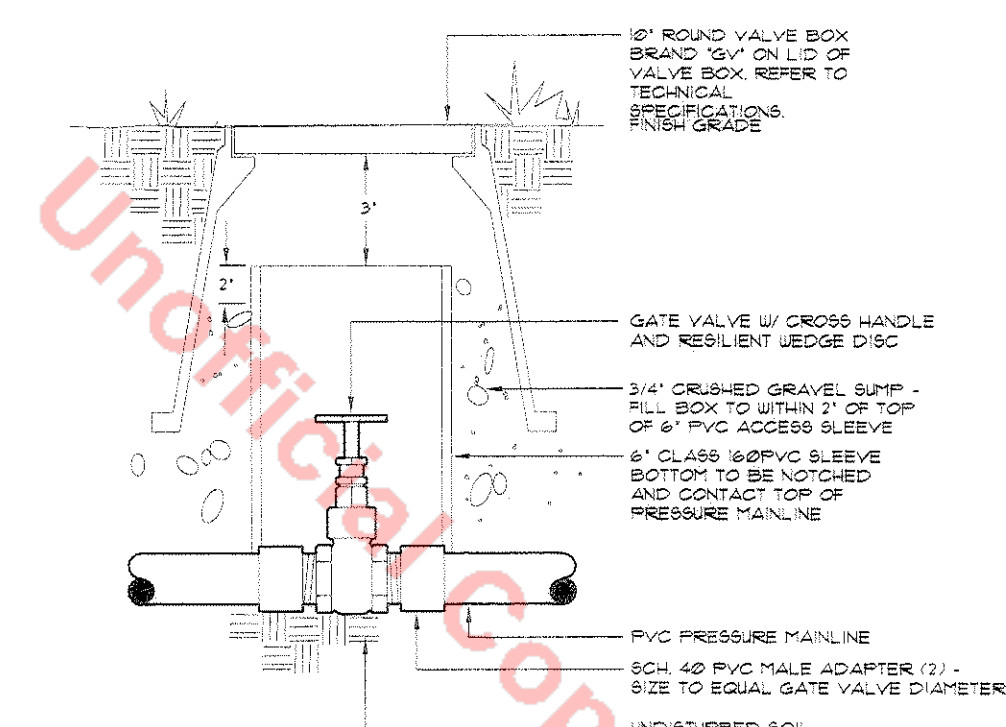
QUICK COUPLING VALVE

5



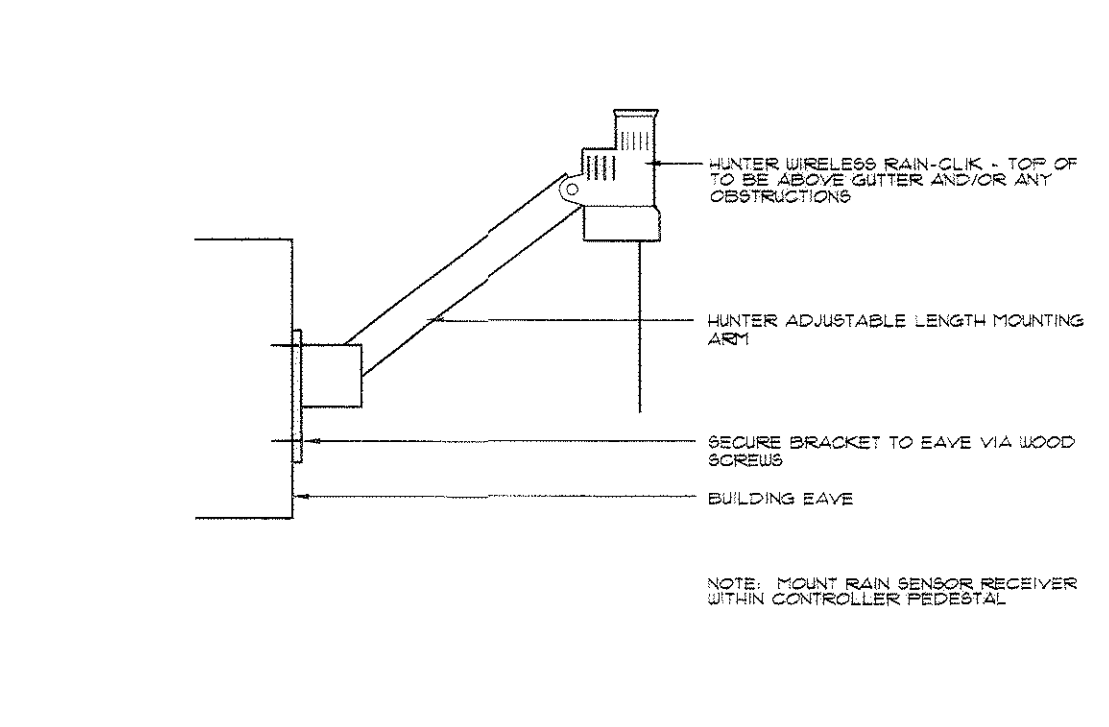
GATE VALVE

6



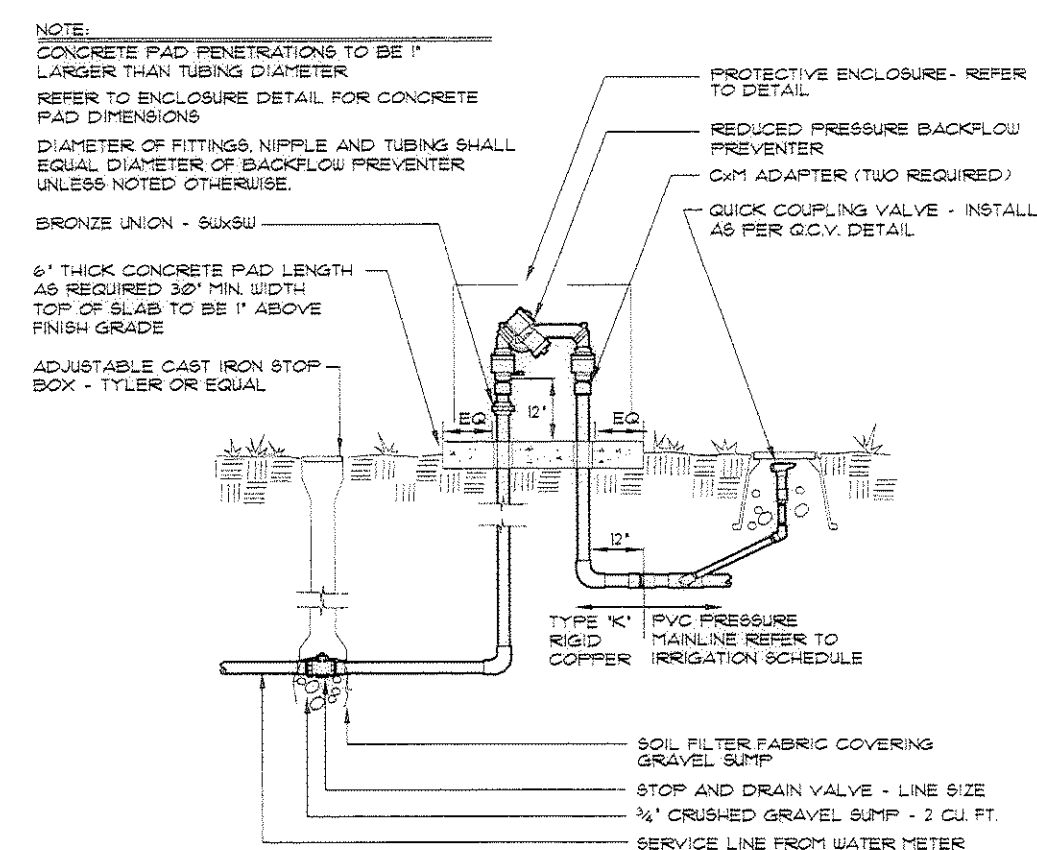
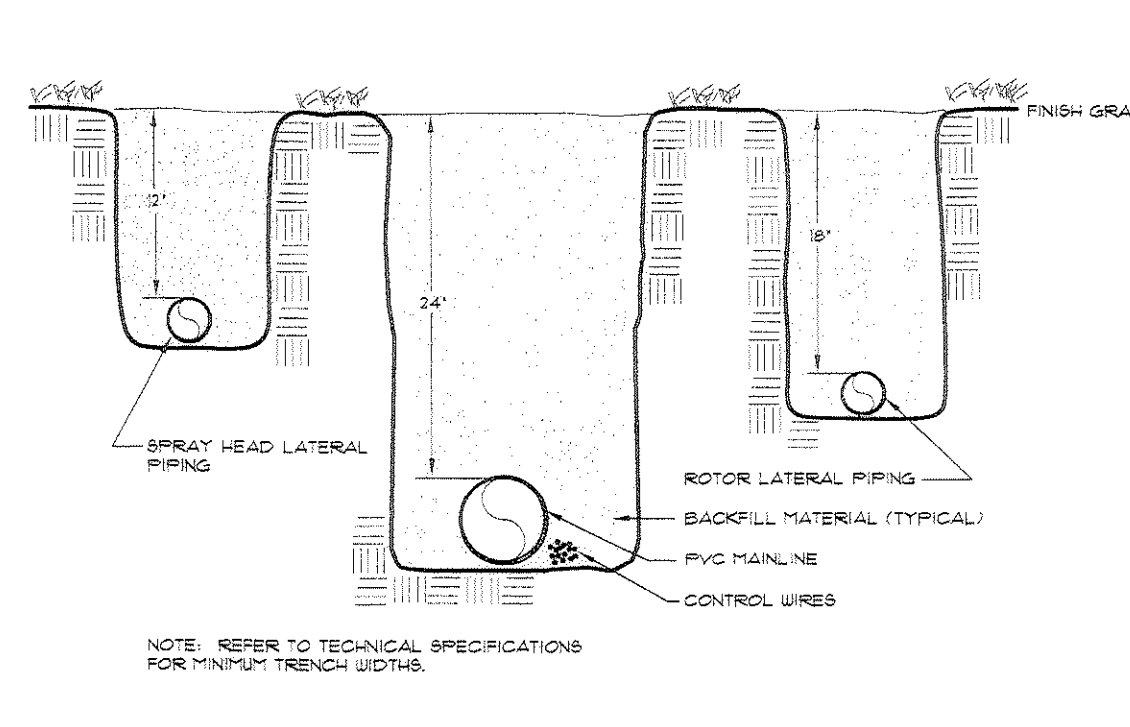
RAIN SENSOR

7



TRENCH

8

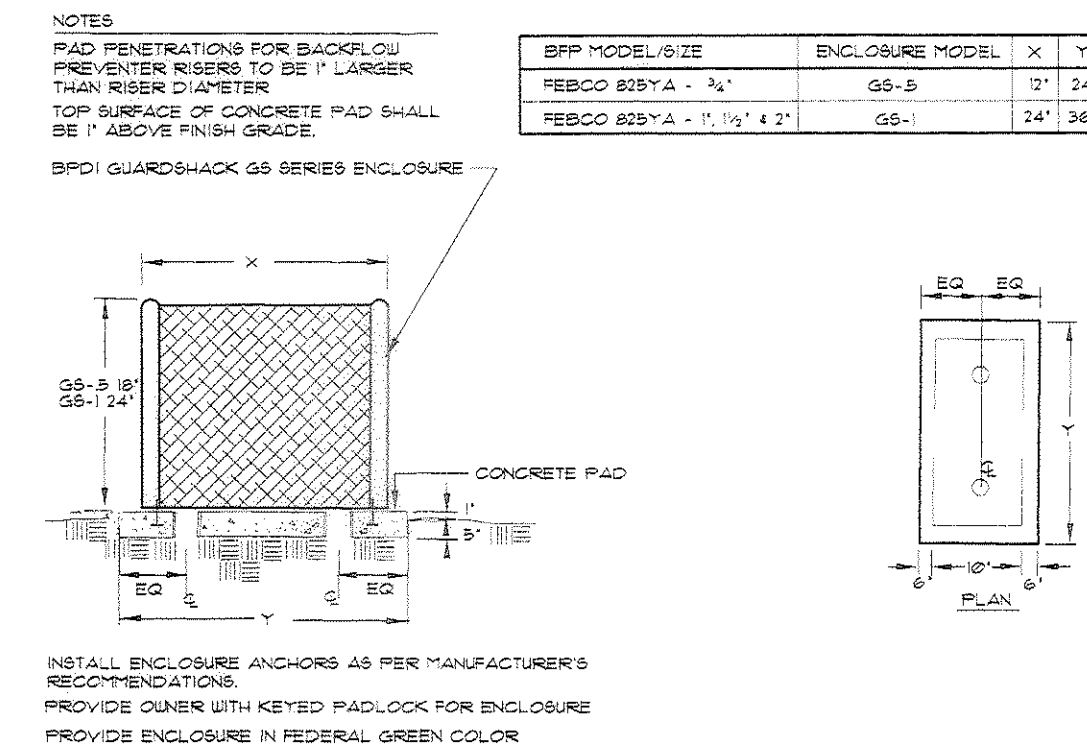


BACKFLOW PREVENTER

9

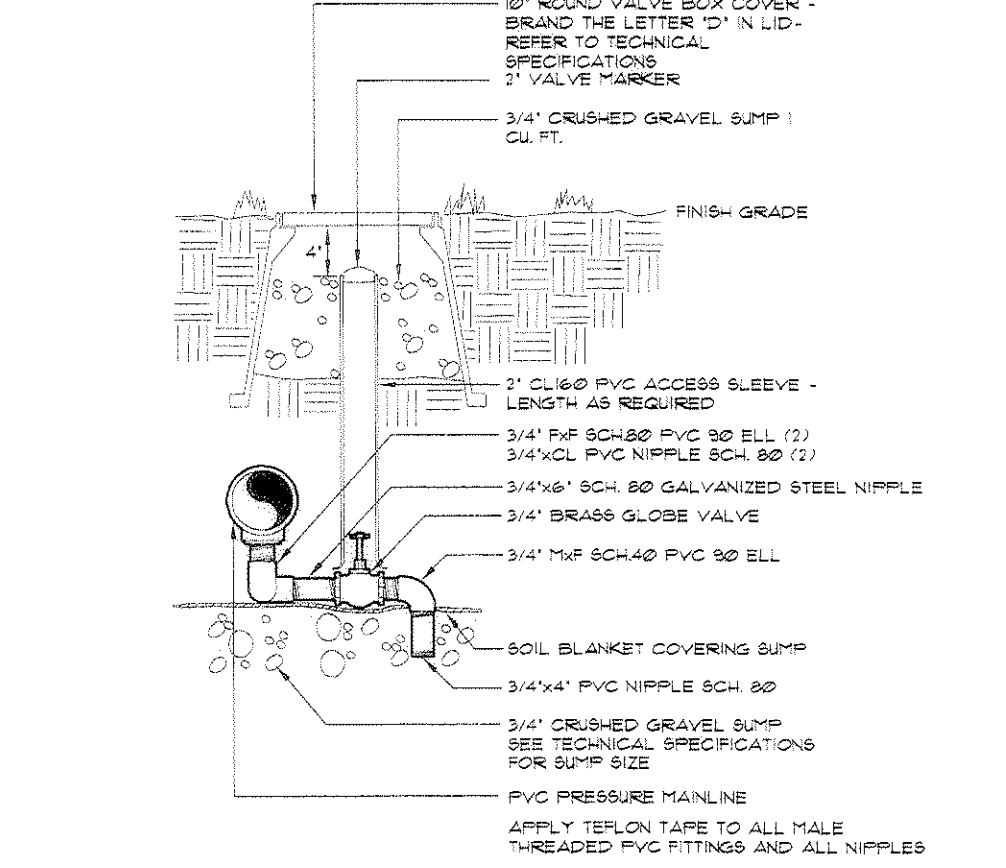
BACKFLOW ENCLOSURE

10



MANUAL DRAIN VALVE

11



SYSTEM PRESSURE LOSSES

12

Project Name: The Grange Pool - Amendment 2
Project Location: Castle Rock, Co

Irrigation System Hydraulic Worksheet
Prepared by HydroSystems-KDI, Inc.

Date: 10-Sep-07

Static Water Pressure: 85.00

From: Original Irrigation Plans

By: IDC

Hydraulic Grade: To Zone A34

			Flow-GPM	Loss/Gain
Svc Line:	20.00 LF 1 1/2" K Copper	7.26 /100 FT	40.00	1.45
Water Meter:			40.00	4.50
Svc Line:	20.00 LF 1 1/2" K Copper	7.26 /100 FT	40.00	1.45
Backflow:	1 1/2" Febco 825YA		40.00	12.50
Pressure Required at Head:	Hunter I-20 Nozzles		40.00	
Lateral Allowance:			3.00	
Control Valve allowance:			3.50	
Mainline allowances:				
5 LF CL200BE 1 1/2" @ 40 GPM	2.82 /100 FT		0.14	
340 LF CL200BE 1 1/2" @ 40 GPM - Looped	0.78 /100 FT (existing)		2.65	
260 LF CL200BE 1 1/2" @ 40 GPM - Looped	0.78 /100 FT		2.03	
Elevation:	Tap elev. 6246	High/Low: 6242	-1.73	
Total System requirements (PSI)			69.49	
Available pressure (PSI)			85.00	

Registered Landscape Professional
Irrigation Designer:
Ken Dipaolo #309

HydroSystems-KDI, Inc. Irrigation Consulting
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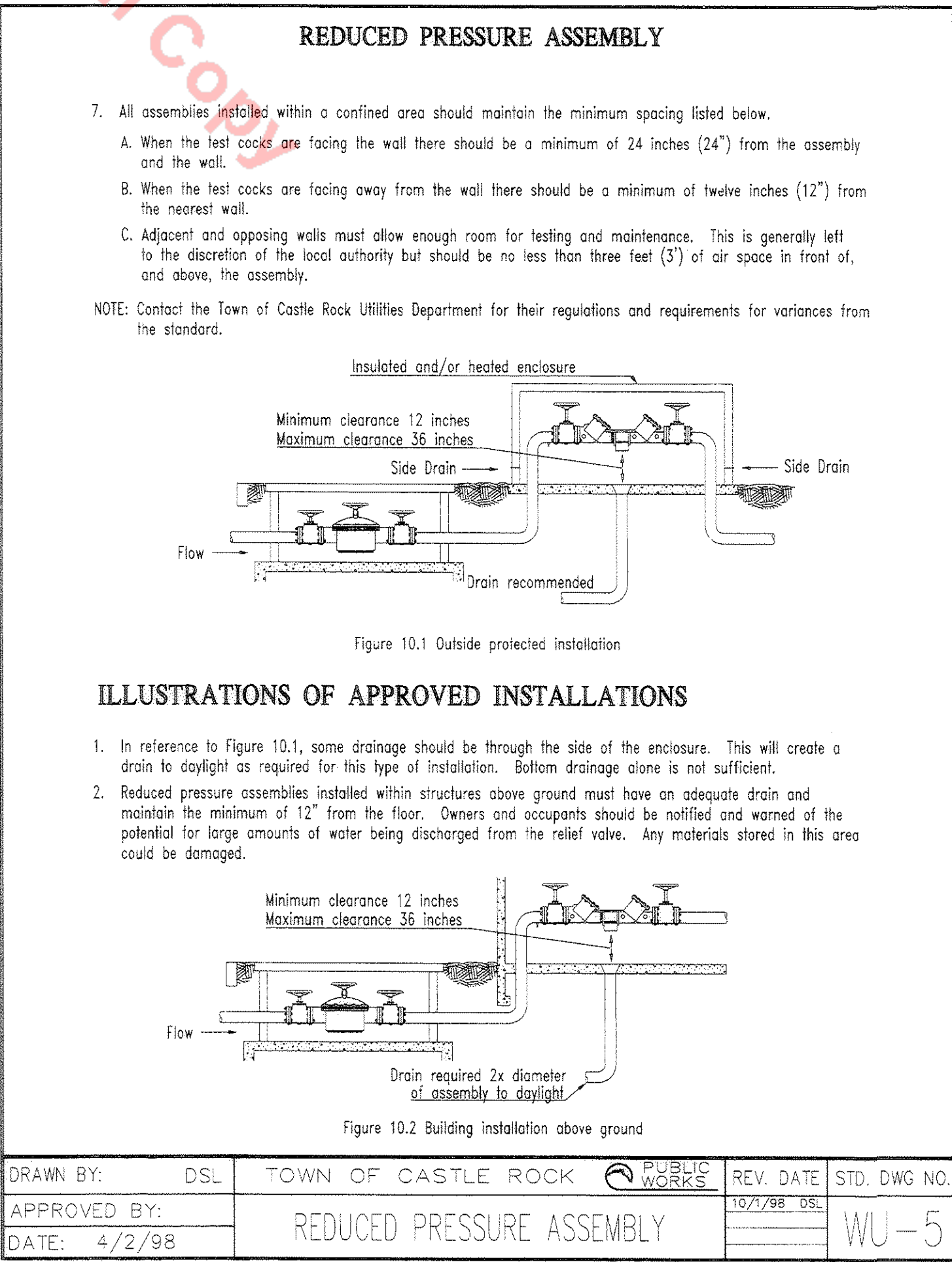
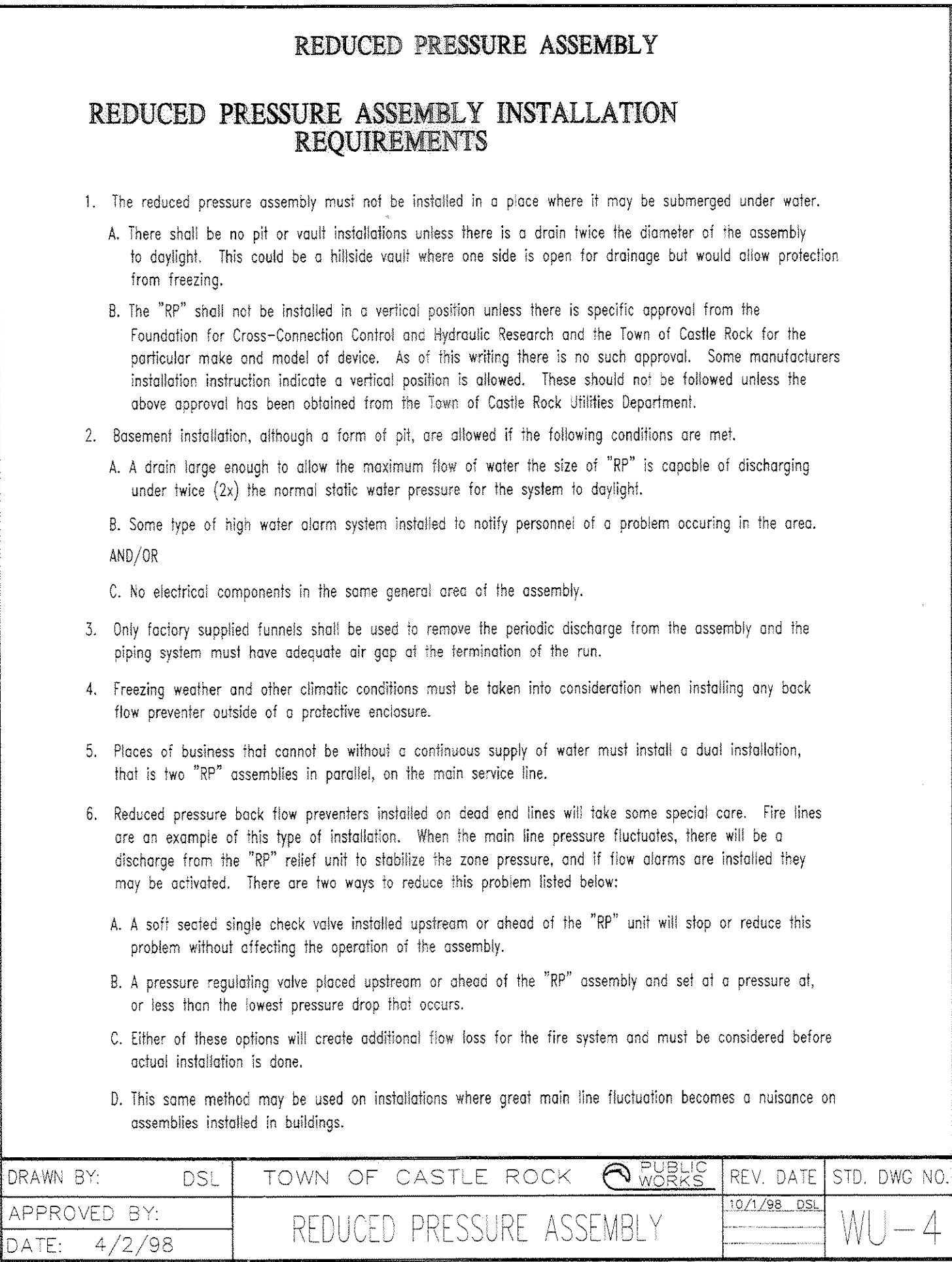
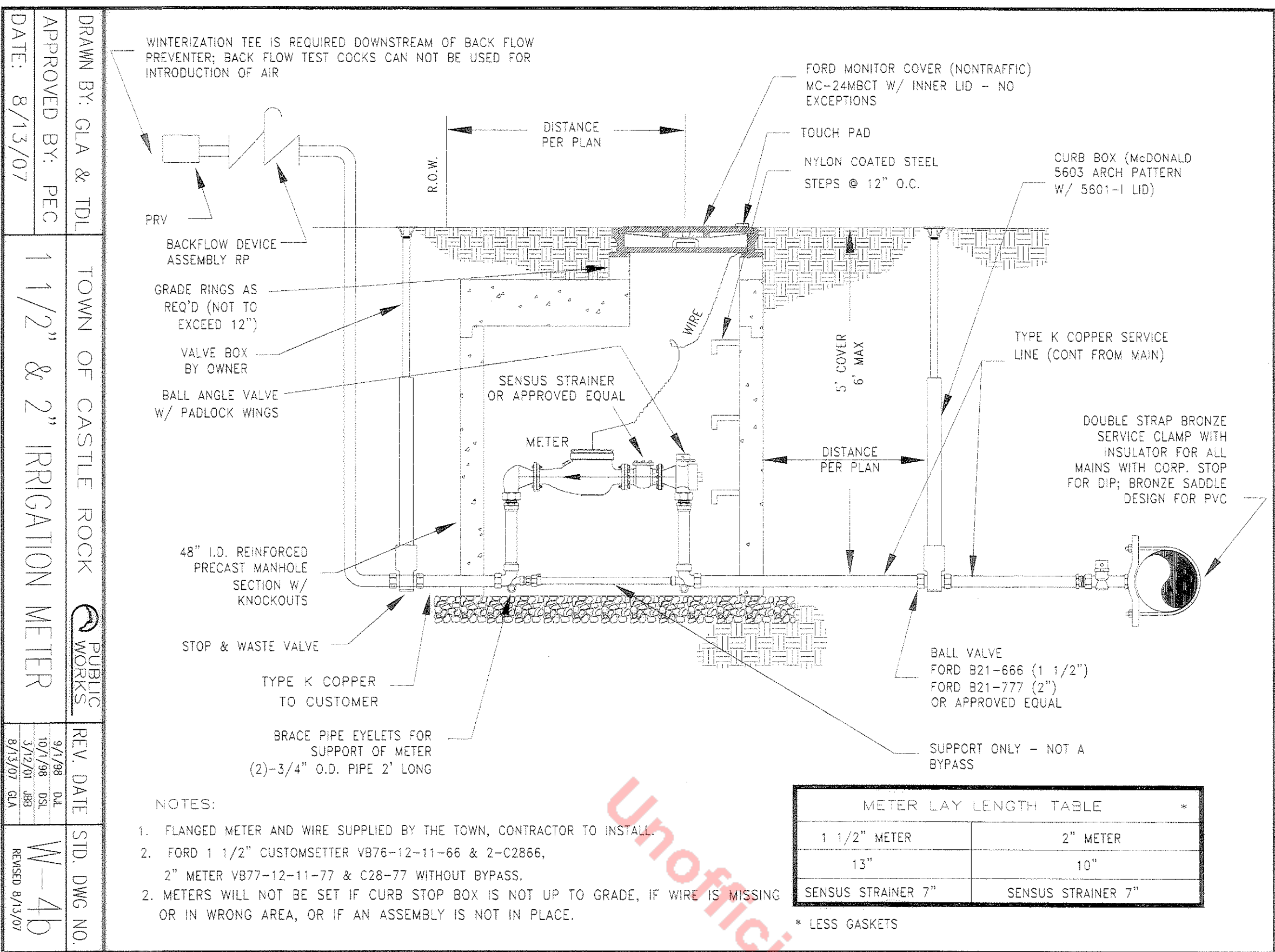
SUBMITTAL DATE: OCTOBER 22, 2007

MEADOWS FILING 11, PARCEL 11
FPD AMENDMENT 2-THE GRANGE

SHEET 15 OF 17

MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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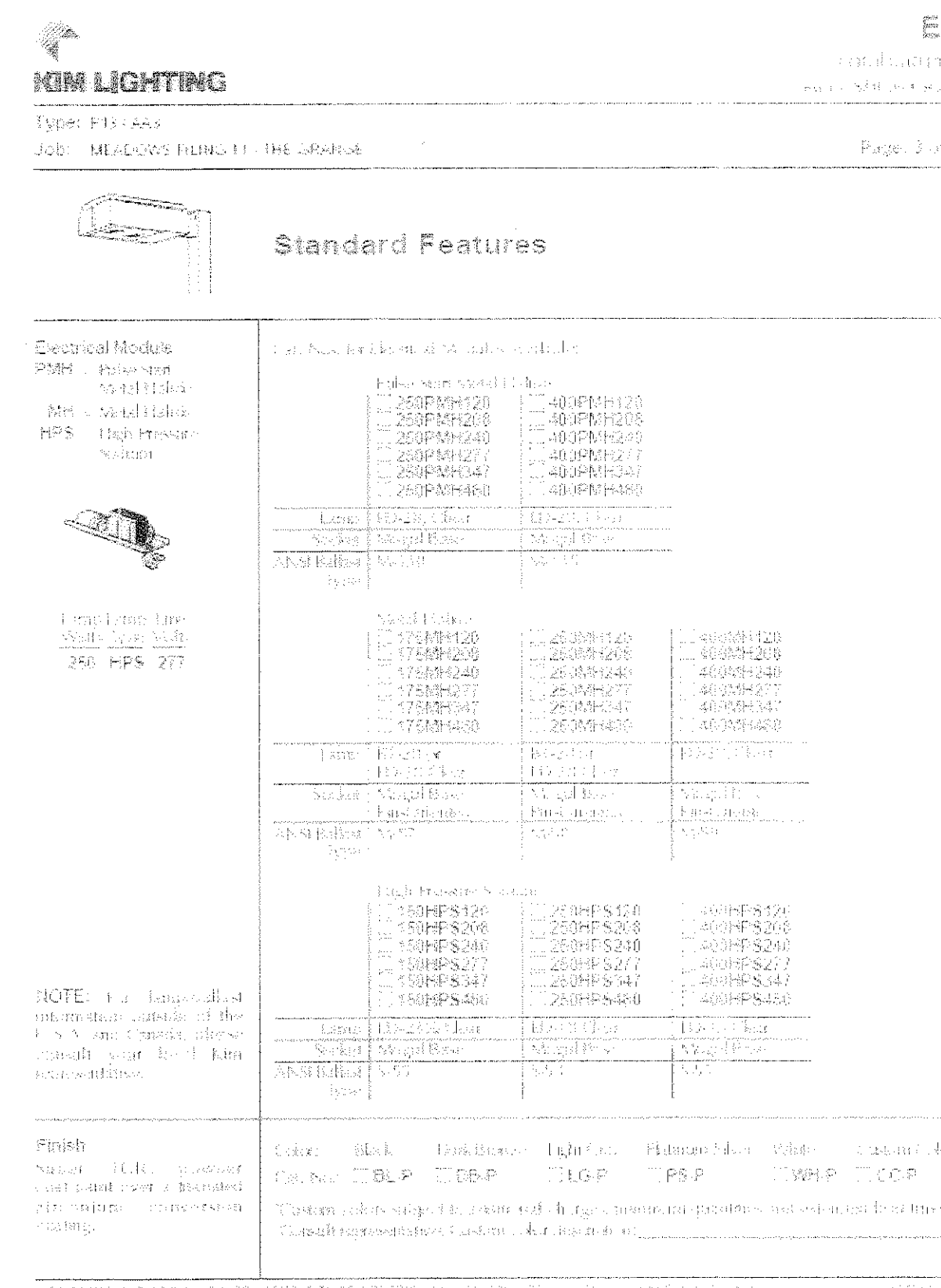
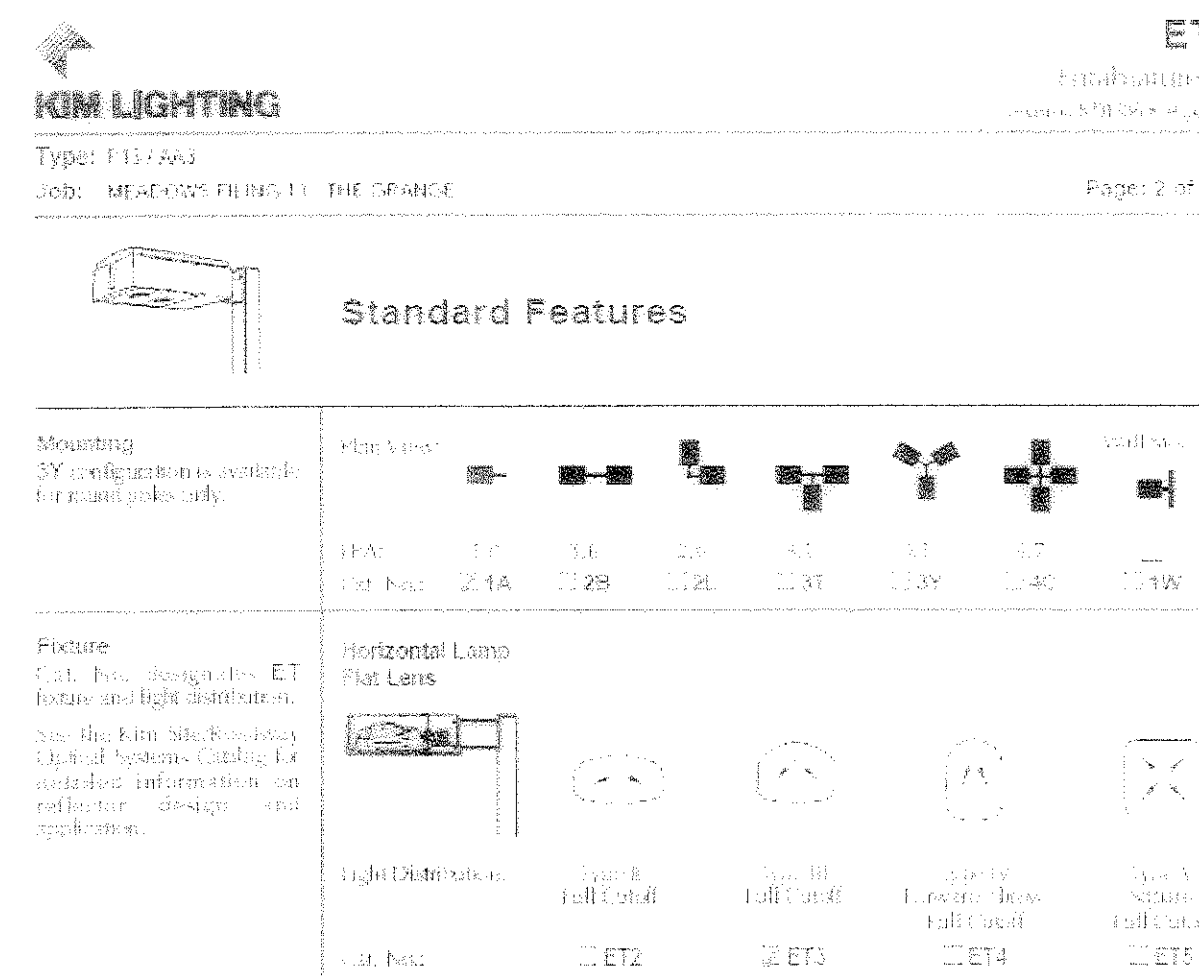
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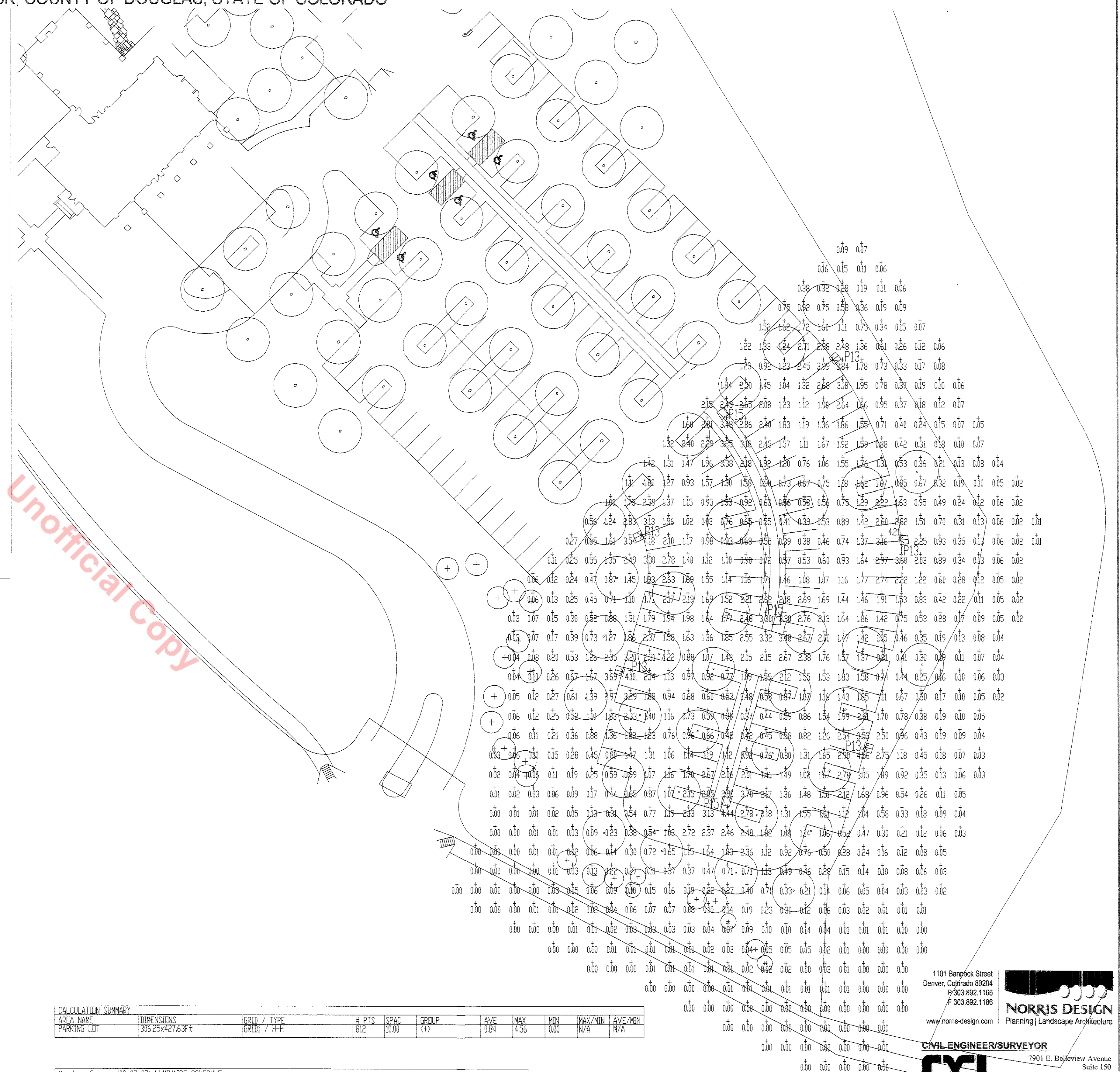
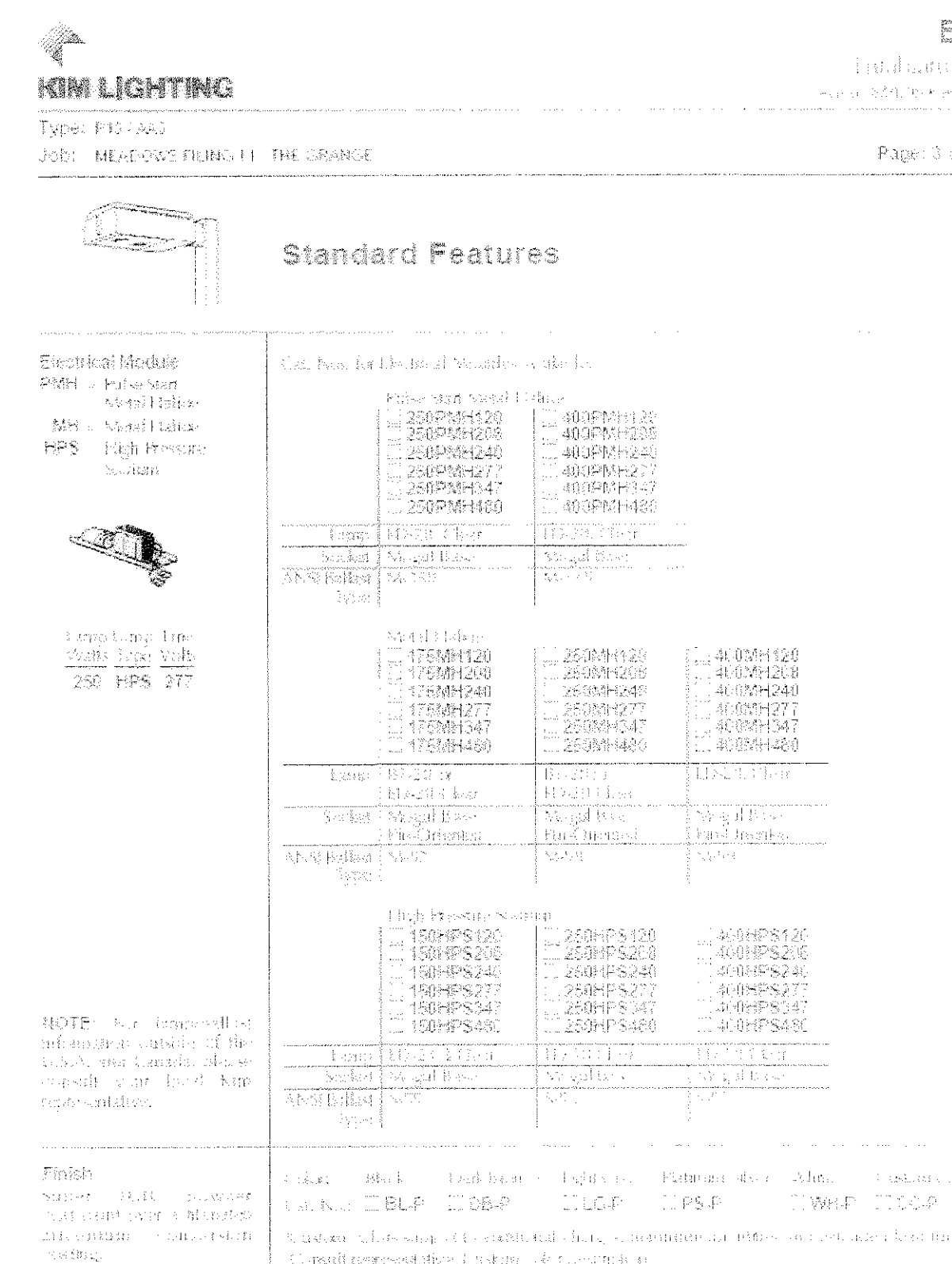
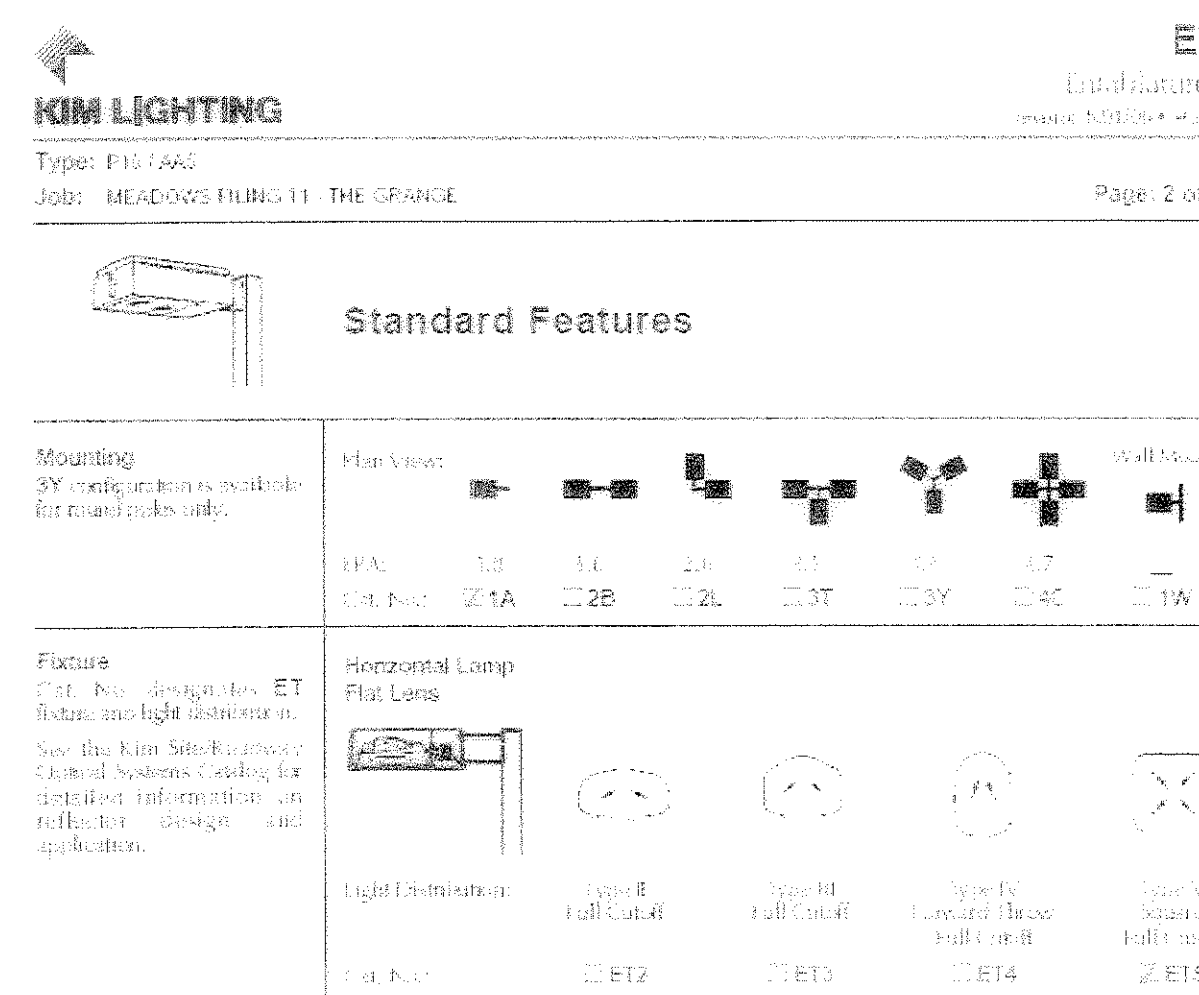
MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



TYPE P13

KIM LIGHTING 1A/ET3/175MH(VOLTAGE)/(STANDARD FINISH) ON 20' SSS POLE



CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
PARKING LOT	306.25x427.63 ft	GRID1 / H-H	812	10.00	(4)	0.84	4.56	0.00	N/A	N/A

Meadows Grange (09-07-07) LUMINAIRE SCHEDULE							
REF	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
P13	⊞	KIM LIGHTING ET5/15M4 JES TYPE III /AAS' ENTABLATURE CUTOFF LUMI	④ MH/5/U	15500	20' SSS POLE / ANSI M-57	1.00	
P15	⊞	KIM LIGHTING ET5/15M4 JES TYPE V /AAS' ENTABLATURE CUTOFF LUMI	④ MH/5/U	15500	20' SSS POLE / ANSI M-57	1.00	

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
PARKING LOT	OUT	306.25x427.63ft	P13 (5) P15	0.02	1

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SHEET 17 OF 17